

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification
Of
Annexation Ordinance

Ordinance Number: X-03-08-05-219

Property Owner(s): The King's Ranch

Property: 15-2-03-0-001-005.001 and 15-2-03-0-001-005

I, Robert Wanninger, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held on August 5, 2003, as same appears in minutes of record of said meeting, and published by posting copies thereof on August 6, 2003 at the public places listed below, which copies remained posted for five business days (through August 12, 2003).

Chelsea Middle School, 901 Highway 39, Chelsea, Alabama 35043

First National Bank of Shelby County, Chelsea Branch, Highway 280, Chelsea, AL 35043

U.S. Post Office, Highway 280, Chelsea, Alabama 35043


Robert A. Wanninger, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No. X-03-08-05-219

Property Owner(s): The King's Ranch

Property: 15-2-03-0-001-005.001 and 15-2-03-0-001-005

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition requesting that the above-noted property be annexed to the City of Chelsea has been filed with the Chelsea City Clerk; and

Whereas, said petition has been signed by the owner(s) of said property; and

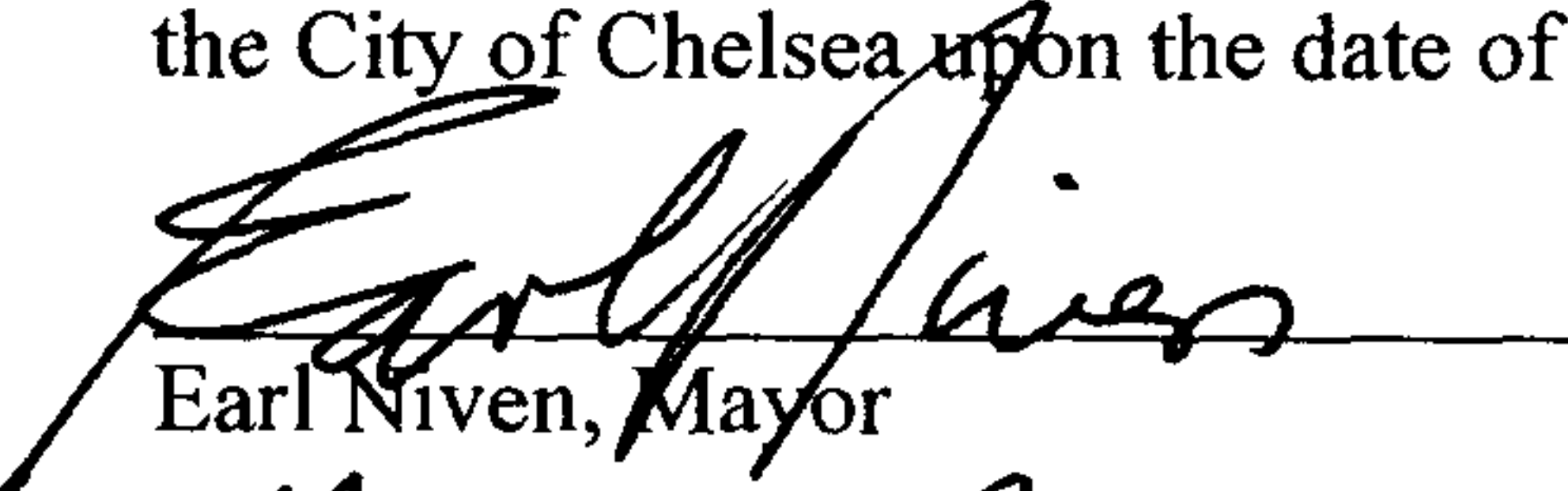
Whereas, said petition contains (as Petition Exhibits A&B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned AR which together is contiguous to the corporate limits of Chelsea;

Whereas, said territory does not lie within the corporate limits of any other municipality

Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and


Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.


Earl Niven, Mayor


Allen Boone, Councilmember



Doug Ingram, Councilmember


Jimmy Lovvorn, Councilmember


S. Earl Niven, Jr., Councilmember


John Ritchie, Councilmember

Passed and approved 5 day of Aug,


Robert A. Wanninger, City Clerk

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Done the 6th day of June, 2003.

Susan Lynn Chavers
Witness
Commission expires
12/11/04

[Signature]
Owner

P.O. Box 162 Chelsea Al. 3504
Mailing Address

221 Dayspring Drive Chelsea Al.
Property Address (if different) 3504

205-678-8331
Telephone Number

Susan Lynn Chavers
Witness

[Signature]
Owner

P.O. Box 162 Chelsea Al. 35043
Mailing Address

221 Dayspring Drive Chelsea Al.
Property Address 350

205-678-8331
Telephone number

(All owners listed on the deed must sign)

Petition Exhibit A

Property owner(s): The King's Ranch

Property: 15-2-03-0-001-005.001 and 15-2-03-0-001-005

Property Description

The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit **B**) Which was recorded with the Shelby County judge of probate as part of instrument number 1996-17491 and Book 163 Page 166.

Further, the said property for which annexation into Chelsea is requested in this petition is shown in the indicated shaded area on the attached map in Petition Exhibit C. Said map also shows the contiguous relationship of said property to the corporate limits of Chelsea.

The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.

Exhibit B

the holy innocents ministry

The estimated value of the tract of land which has been deeded to The Holy Innocents Ministry, Inc., a tract of seventy-eight, plus or minus acres (78 +/- acres) of land is \$ 218,400. This figure is based upon the per acre price of the land when purchased by Mr. Glenn Ireland, II in December of 1986, which was \$ 2,800 per acre.

BOOK 163 PAGE 166

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 DEC 10 AM 10:41

Thomas A. Cunningham
JUDGE OF PROBATE

1. Deed Tax	\$ 218.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	224.50

This instrument prepared by:
Robert E. Minor
P. O. Drawer 3988
Birmingham, Alabama 35208 761

Exhibit B

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) to the undersigned Grantor, in hand paid by the Grantee, the receipt whereof is acknowledged, I, Glenn Ireland II, (herein referred to as Grantor), grant, bargain, sell and convey unto The Holy Innocent Ministry, Inc. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SE $\frac{1}{4}$ of NW $\frac{1}{4}$ - 40 acres more or less all South of County Road in NE $\frac{1}{4}$ of NW $\frac{1}{4}$ containing 30 acres more or less.

All of the above located in Section 3, Township 20 S. Range 1 W Shelby County, Alabama.

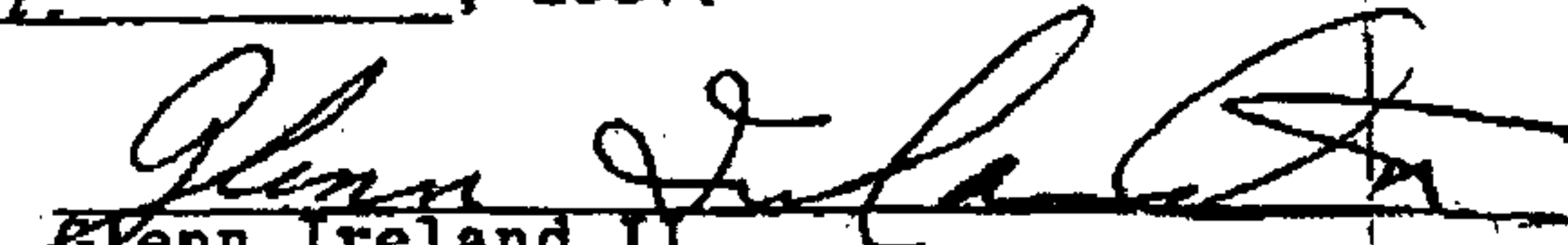
Subject to the following. Title to all minerals, transmission line permit to Alabama Power.

The Above described property does not constitute a part of Grantor's Homestead.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of Oct., 1987.


Glenn Ireland II

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn Ireland II, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, 1987.


NOTARY PUBLIC

My Commission Expires: 6/23/91

P.D. Box #3160

Exhibit B

This instrument prepared by:
John E. Randolph, Attorney
Sirots & Permitt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35204

Send Tax Notices to:
The King's Ranch
P. O. Box 162
Chalco, AL 35042

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

Glenn Ireland, II, married (herein referred to as grantor)

do grant, bargain, sell and convey unto

The King's Ranch (herein referred to as GRANTEE)

the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

Subject to:

1. Ad valorem taxes for the current tax year which grantors herein assume and agree to pay.
2. Right-of-way granted Shelby County recorded in Deed Book 131, Page 430.
3. Right-of-way granted Alabama Power Company recorded in Deed Book 132, Page 137 and Deed Book 137, Page 388.
4. While to that portion of the property within the bounds of any roads or highways.

This property is not the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey, the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of April, 1984.


Glenn Ireland, II

STATE OF ALABAMA

COUNTY OF Jefferson

On this 20th day of January, 1984, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Glenn Ireland, II, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as heretofore on the day the same date.

Given under my hand and seal of office this 20th day of April, 1984.


Notary Public

My Commission expires: Oct 14, 1987
APR 11 1984

175040-17491

05/20/1986-17491
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUL 24 1986

EXHIBIT A
LEGAL DESCRIPTION

The NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, including the county road, in Section 3, Township 20 South, Range 1 West, Shelby County, Alabama, less the right of way for Shelby County Highway 35 in the NW 1/4 of the NW 1/4, and subject to any prescriptive right of the public to the use of Day Springs Road in the N 1/2 of the NW 1/4, all being more particularly described as follows:

Commence at the Northwest corner, being 2" square iron, a 1" open pipe and a pine knot with a tack all in a pile of rocks, of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama, and run easterly on an assumed bearing of the North line of the NW 1/4 of the NW 1/4 of said Section of South 89°42'29" East a distance of 687.86 feet to a rebar set bearing the Certificate of Authorization of Paragon Engineering, Inc. at the Point of Beginning of the herein described parcel; thence continue along the last described course in an easterly direction a distance of 636.89 feet to the locally accepted Northeast corner, a 3/4" crimped iron pipe, of said 1/4-1/4 Section; thence run North 83°54'52" East a distance of 1010.07 feet to a point on the Southeast margin of a 60 foot prescriptive wide, 30 each side of centerline, right of way of a county road (Day Springs Road), said point being 316.70 feet West of the locally accepted Northeast corner, a 1" open pipe, that is located 5.05 feet South of an iron set by Merrill Dean Harrington, P.L.S. Number 10686; thence run South 41°17'25" West along the Southeast Margin of said prescriptive right of way a distance of 225.00 feet to the point of beginning of a curve to the right having a central angle of 3°50'32" and a radius of 1030.00 feet; thence continue along the Southeast margin of said prescriptive right of way and the arc of the last described curve a distance of 88.07 feet to a point; thence tangent to the last described curve continue South 45°08'27" West along the Southeast margin of said prescriptive right of way a distance of 259.91 feet to the point of beginning of a curve to the left having a central angle of 8°24'01" and a radius of 270.00 feet; thence continue along the Southeast margin of said prescriptive right of way and the arc of the last described curve a distance of 39.89 feet to a point; thence tangent to the last described curve continue South 36°44'26" West along the Southeast margin of said prescriptive right of way a distance of 36.72 feet to the point of beginning of a curve to the right having a central angle of 50°24'28" and a radius of 280.00 feet; thence continue along the Southeast margin of said prescriptive right of way and the arc of last described curve a distance of 246.34 feet to a point; thence tangent to the last described curve continue South 87°08'51" West along the Southeast margin of said prescriptive right of way a distance of 39.86 feet to the point of beginning of a curve to the left having a central angle of 23°52'30" and a radius of 170.00 feet; thence continue along the Southeast margin of said prescriptive right of way and the arc of the last described curve a distance of 154.18 feet to a point; thence tangent to the last described curve continue South 83°16'21" West along the Southeast margin of said prescriptive right of way a distance of 120.80 feet to the point of beginning of a curve to the right having a central angle of 11°44'46" and a radius of 430.00 feet; thence continue along the Southeast margin of said prescriptive right of way and the arc of the last described curve a distance of 88.15 feet to a point of intersection of the Southeast margin of said prescriptive right of way with the East line of the NW 1/4 of the NW 1/4 of said Section; thence run South 00°29'04" West along said West 1/4-1/4 Section line a distance of 616.47 feet to the Southeast corner, a 2" open pipe, of said 1/4-1/4 Section and the Northwest corner of Lot 6, Gilbert Estates; thence run South 88°51'13" West along the North line of Lot 6 of said Gilbert Estates a distance of 626.92 feet to a rebar and cap set; thence run North 00°29'04" East a distance of 1330.66 feet, more or less, to the point of beginning.

Inst. # 1996-17491

05/30/1996-17491
1111 AM CERTIFIED
SHELBY COUNTY JUDGE OF RECORD
DCT WA 104.50

RB 163
Pg 165

58-15-02-03

20040108000014400 Pg 9/9 35.00
Shelby Cnty Judge of Probate, AL
01/08/2004 11:50:00 FILED/CERTIFIED

Town of Chelsea

Territory Proposed for Annexation

