

✓ City of Chelsea
P.O. Box 111
Chelsea, Alabama

Certification
Of
Annexation Ordinance

Ordinance Number: X-03-07-15-224

Property Owner(s): Edwin B. Lumpkin

Property: 09-7-25-0-000-014-001

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 July 15, 2003, as same appears in minutes of record of said meeting, and published by posting copies thereof on July 16, 2003 at the public places listed below, which copies remained posted for five business days (through July 22, 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-03-07-15-224

Property Owner(s): Lumpkin, Edwin B.

Property: 09-7-25-0-000-014-001

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

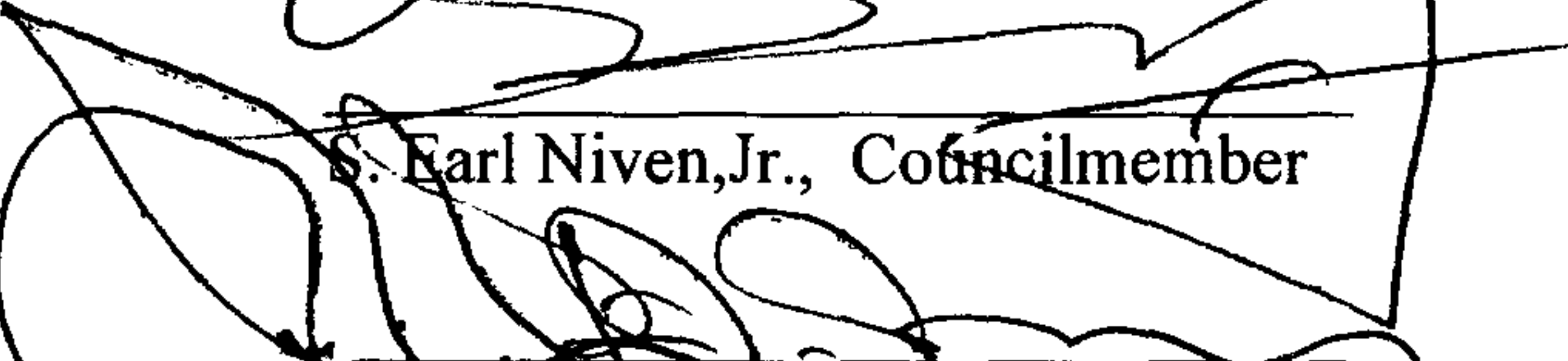
Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

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

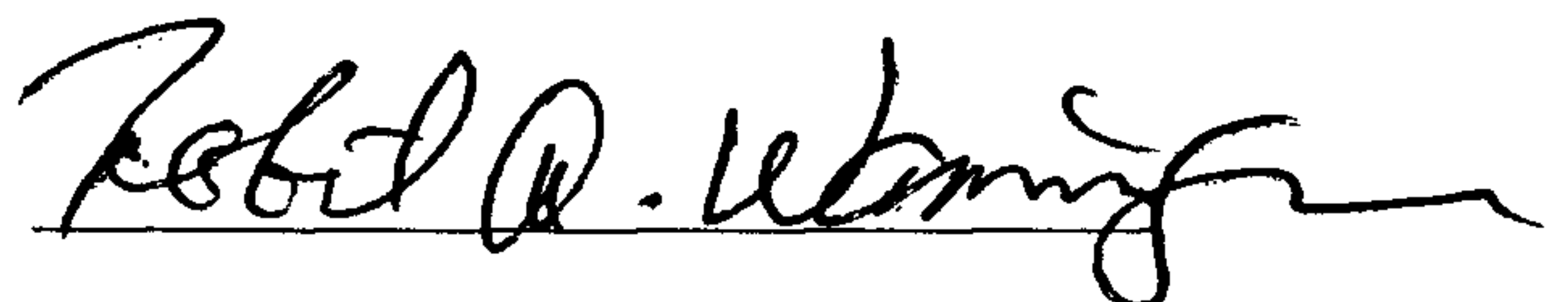

Doug Ingram, Councilmember


Jimmy Lovvorn, Councilmember


S. Earl Niven, Jr., Councilmember


John Ritchie, Councilmember

Passed and approved 15 day of July 2003.


Robert A. Whiting

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 27 day of June, 2003.

Conly Jones
Witness

Edwin B. Lumpkin
Owner

100 Metro Parkway
Mailing Address Pelham AL 35124

Property Address (if different)

205-985-8701
Telephone Number

Owner

Mailing Address

Property Address

Telephone number

Witness

37 Acres
Hor 280/440

(All owners listed on the deed must sign)

Robert A. Wanninger, City Clerk

Petition Exhibit A

Property owner(s): Lumpkin, Edwin B.

Property: 09-7-25-0-000-014-001

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 2002-14344 . 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.

\$575,000⁰⁰

280
Round
254-6435
David Brown
254-55911
Send Tax Notice to:

COUNTY OF SHELBY

STATE OF ALABAMA

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. GETCO GC25 (AS 6029B)

THIS INDENTURE, made this 24th day of January, A.D., 2002, between GREAT EASTERN TIMBER COMPANY LLC, a Delaware limited liability company having its principal place of business at c/o Hancock Natural Resource Group, Inc., 99 High Street, 26th Floor, Boston, Massachusetts 02110-2320 (Grantor), and EDDIE LUMPKIN, having an address at 100 Metro Parkway, Pelham, AL, 205-985-8701 (Grantee),

WITNESSETH, That the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon, (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, on the day and year first-above written, the Grantor has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by an Assistant Treasurer, and attested to by an Assistant Secretary of Hancock Natural Resource Group, Inc., its Investment Manager.

ATTEST:

Antonielle Ricci
Antonielle Ricci
Assistant Secretary

GREAT EASTERN TIMBER COMPANY LLC
By: Hancock Natural Resource Group, Inc.

by Kevin J. McWilliams
Kevin J. McWilliams, Assistant Treasurer

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK)ss
)

I, Susan Bury, a Notary Public in and for said County and Commonwealth, hereby certify that Kevin J. McWilliams, whose name as Assistant Treasurer of Hancock Natural Resource Group, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily (on the day the same bears date) on behalf of Hancock Natural Resource Group, Inc., in its capacity as the Investment Manager of GREAT EASTERN TIMBER COMPANY LLC for and as the act of said Grantor.

Given under my hand and official seal on January 24, 2002.

Susan Bury
Susan Bury Notary Public

My commission expires January 26, 2007

Prepared by:
Timothy Davis, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

SW 1/4 S25, T19/S, R1W

L:\MORTGAGE\Lawmarr\deeds\SMA02565.DOC

Inst # 2002-14344

03/27/2002-14344
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KSB 589.00

EXHIBIT A

Legal Description

situated in the Southwest quarter of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a pine heart locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 25; thence run in a Westerly direction along the South line of said quarter-quarter section for a distance of 952.16 feet to an iron pin set on the Northeast right-of-way line of CSX Railroad, said iron pin set also being on a curve to the left having a central angle of 05 degrees, 20 minutes, 58 seconds and a radius of 1,002.00 feet; thence turn an angle to the right to the chord of said curve of 49 degrees, 53 minutes, 11 seconds and run in a Northwesterly direction along the arc of said curve and also along the Northeast right-of-way line of said CSX Railroad for a distance of 93.52 feet to an iron pin set on the Northeast right-of-way line of said CSX Railroad; thence turn an angle to the right from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 50.00 feet to an iron pin set on the Northeast right-of-way line of said CSX Railroad, said iron pin also being on a curve to the left having a central angle of 42 degrees, 20 minutes, 03 seconds and a radius of 1,052.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 777.29 feet to an iron pin found on the Northerly right-of-way line of said CSX Railroad; thence turn an angle from the chord of said curve of 62 degrees, 48 minutes, 50 seconds and run in a Northwesterly direction for a distance of 71.73 feet to an iron pin found on the Southwest right-of-way line of Shelby County Highway # 440, said iron pin being on a curve to the left having a central angle of 18 degrees, 41 minutes, 58 seconds and a radius of 445.00 feet; thence turn an angle to the chord of said curve of 49 degrees, 45 minutes, 01 second and run in a Northeasterly direction along the arc of said curve for a distance of 145.23 feet to an iron pin set on the Southeast right-of-way line of Shelby County Highway # 440, said iron pin also being on a curve to the left having a central angle of 06 degrees, 40 minutes, 47 seconds and a radius of 1,995.54 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 232.65 feet to an iron pin set on the Southeast right-of-way line of said Shelby County Highway # 440; thence run tangent to last stated curve in a Northeasterly direction for a distance of 279.52 feet to a concrete monument found on the Southeast right-of-way line of said Shelby County Highway # 440, said concrete monument also being on the South right-of-way line of U.S. Highway # 280; thence turn an angle to the right of 90 degrees, 08 minutes, 12 seconds and run in a Southeasterly direction for a distance of 34.12 feet to a concrete monument found on the Southeast right-of-way line of said U.S. Highway # 280; thence turn an angle to the left of 90 degrees, 19 minutes, 13 seconds and run in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway # 280 for a distance of 157.70 feet to a concrete monument found; thence turn an angle to the right of 29 degrees, 25 minutes, 18 seconds and run in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway # 280 for a distance of 171.16 feet to a concrete monument found; thence turn an angle to the right of 32 degrees, 10 minutes, 21 seconds and run in a Southeasterly direction along the South right-of-way line of said U.S. Highway # 280 for a distance of 1,021.16 feet to a 3/8 inch rebar found on the South right-of-way line of said U.S. Highway # 280, said iron also being on the East line of said Northeast quarter of the Southwest quarter; thence turn an angle to the right of 86 degrees, 55 minutes, 26 seconds and run in a Southerly direction along the East line of said Northeast quarter of the Southwest quarter for a distance of 1,154.68 feet to the point of beginning; said parcel of land containing 36.1 acres, more or less.

Being a portion of the premises conveyed to Grantor by deed dated February 210, 2000, recorded in the Probate Office Of Shelby County, Alabama as Instrument Number 2000-04450.

Inst # 2002-14344

03/27/2002-14344
10:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MSB 589.00

P1PC P R O P E R T Y A S S E S S M E N T

Action 1 (Inq, Add, Del, Update, Print, Next, Retrieve, Summary) Year 2003

Parcel 09 7 25 0 000 014 001 Supp 000 Land Value 10 541500

Corporation Asm Land Value 20

Name 1 LUMPKIN EDDIE Curr Use Value

Name 2 Com Imp 1

Addr 1 100 METRO PKWY Com Imp 2

Addr 2 Com Imp 3

City PELHAM St AL Zip 35124 Com Imp 4

Exempt Code Mun Code 1 AAV Imp 1

Over 65 Code DISB Exm Override Amt Imp 2

Prop Class 3 Sch Dist 2 HS Year Imp 3

Class Use FF 36 Imp 4

Sales Price Ovr Asd Value Imp 5

Load Taxc Tax Sale PP Flag Planning Imp 6

Prev Yr Value BOE Value Parent

Prop Adr

Misc

Inst 2002 0014344 Dt 01242002 Inst Dt

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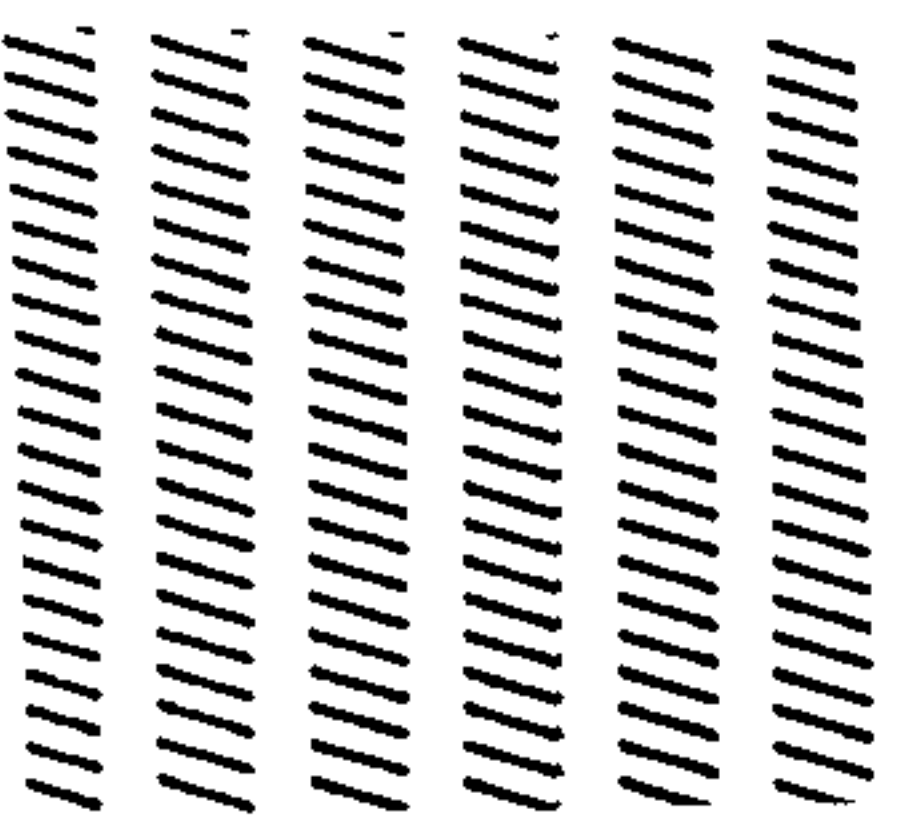
Inst Dt Inst Dt

INQUIRY COMPLETE

THIS MAP REPRODUCED FROM
SHELBY COUNTY OWNERSHIP
MAP # 58-09-07

Scale			
330	660	330	98
		805	1705
			7.27 Ac(c)
			14.27 AC

INDICATES CHELSEA TOWN LIMITS



INDICATES AREA TO BE ANNEXED

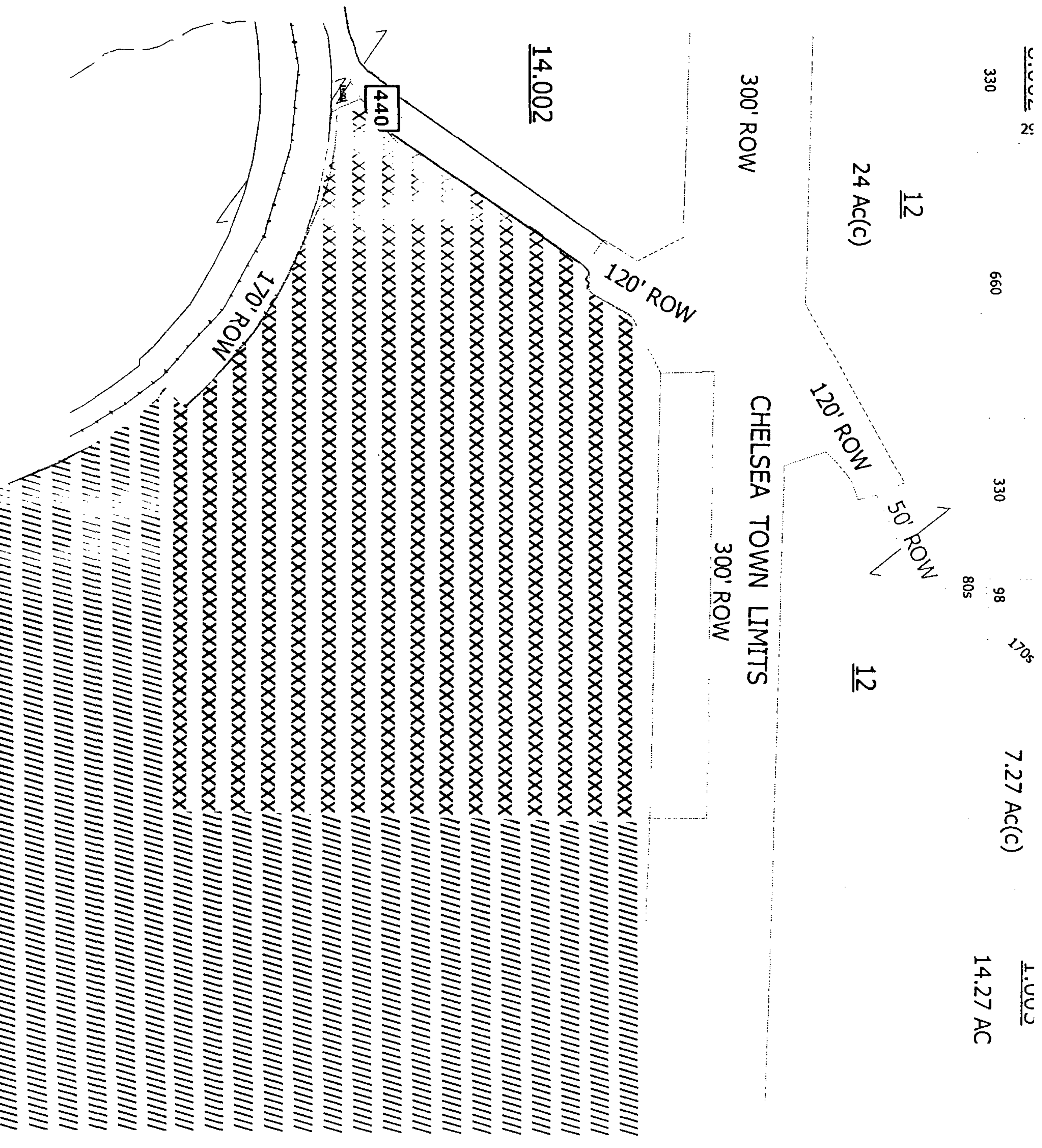
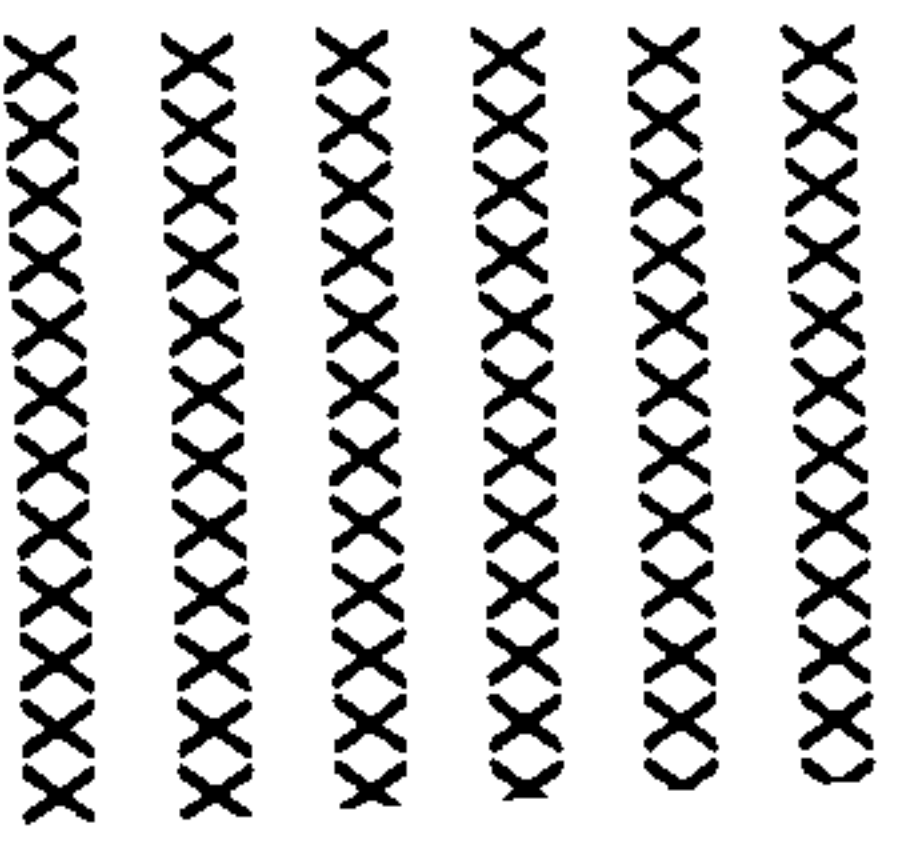


EXHIBIT C

THIS MAP REPRODUCED FROM
SHELBY COUNTY OWNERSHIP
MAP # 58-09-07

INDICATES CHELSEA TOWN LIMITS

14.002 330 660 1705 98 805 7.27 Ac(c) 14.27 AC

12
24 Ac(c)

12

300' ROW

CHELSEA TOWN LIMITS

300' ROW

120' ROW

120' ROW
50' ROW

INDICATES AREA TO BE ANNEXED

14.002

440

170' ROW