

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

## Certification Of Annexation Ordinance

Ordinance Number: X-03-09-02-226

Property Owner(s): Walker, William and Charlotte, et.al.

Property: See petition exhibit "A"

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 September 2, 2003, as same appears in minutes of record of said meeting, and published by posting copies thereof on September 3, 2003 at the public places listed below, which copies remained posted for five business days (through September 9, 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-03-09-02-226

Property Owner(s): Walker, William and Charlotte, et.al.

Property: See petition exhibit "A"

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 properties 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 properties; and

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

**Whereas**, said properties are 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 properties, and said properties 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

\_\_\_\_\_  
Jimmy Lovvorn, Councilmember

\_\_\_\_\_  
Richard Conkle, Councilmember

\_\_\_\_\_  
S. Earl Niven, Jr., Councilmember

\_\_\_\_\_  
Doug Ingram, Councilmember

\_\_\_\_\_  
John Ritchie, Councilmember

Passed and approved \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Robert A. Wanninger, City Clerk

Petition Exhibit A

Property owner(s): Walker, William and Charlotte, et.al.

Property:	F1	William and Charlotte Walker	09-09-29-0-001-11.001
	F2	Brenda Burnett	58-09-9-29-0-001-10.000
	F3	Yasuhiko Oyama	58-09-9-29-0-001-010.001
	F4	Walter Zievernink	09-9-29-0-001-11.003
	F5	LB and Jaqueline Siegelman	09-9-29-0-001-11.002 and 9-9-29-0-000-001.003
	F6	JoAnn Maxwell	09-9-29-0-000-001.002 and 09-9-29-0-001-001.000

Property Description

The above-noted properties, for which annexation into Chelsea is requested in this petition, are described in the attached copy of the deed (Petition Exhibit B1- B4 )

Which were recorded with the Shelby County judge of probate as part

F1	William and Charlotte Walker	1995-11141
F2	Brenda Burnett	2000-16688
F3	Yasuhiko Oyama	2000-16689
F4	Walter Zievernink	1996-12583
F5	LB and Jaqueline Siegelman	1996-27938
F6	JoAnn Maxwell	

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

**This annexation does not become effective until pay-out of Cahaba Valley Fire District dues has been completed to the satisfaction of the Cahaba Valley Fire District.**

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



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

F1

## 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 15<sup>th</sup> day of May, 2003.

Jenny Walsh  
Witness

William W. W. W.

Owner

3111 Sterling Rd B'ham, AL 35213

Mailing Address

See Attached Deed

Property Address (if different)

(205) 835-5899

Telephone Number

Jenny Walsh  
Witness

X Charlotte B. Walker

Owner

3801 Knollwood Dr B'ham AL 352

Mailing Address

See Attached Deed

Property Address

(205) 967-2860

Telephone number

(All owners listed on the deed must sign)

"Attach copy of deed"

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
*William W. Walker IV*  
*718 Highland Manor*  
*Birmingham AL 35206*

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

General Wa

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FORTY-ONE THOUSAND SIX HUNDRED EIGHTY DOLLARS (\$141,680.00) to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I or we, JO ANN MAXWELL and husband, FELIX NEIL MAXWELL, referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto WILLIAM W. WALKER, IV and CHARLOTTE BROWN WALKER, as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.  
Existing covenants and restrictions, easements, rights of way, and limitations of record.

\$127,512.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with this instrument.

TO HAVE AND TO HOLD to the said GRANTEE his, her or their heirs and assigns,

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

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 24th day of March, 1995.

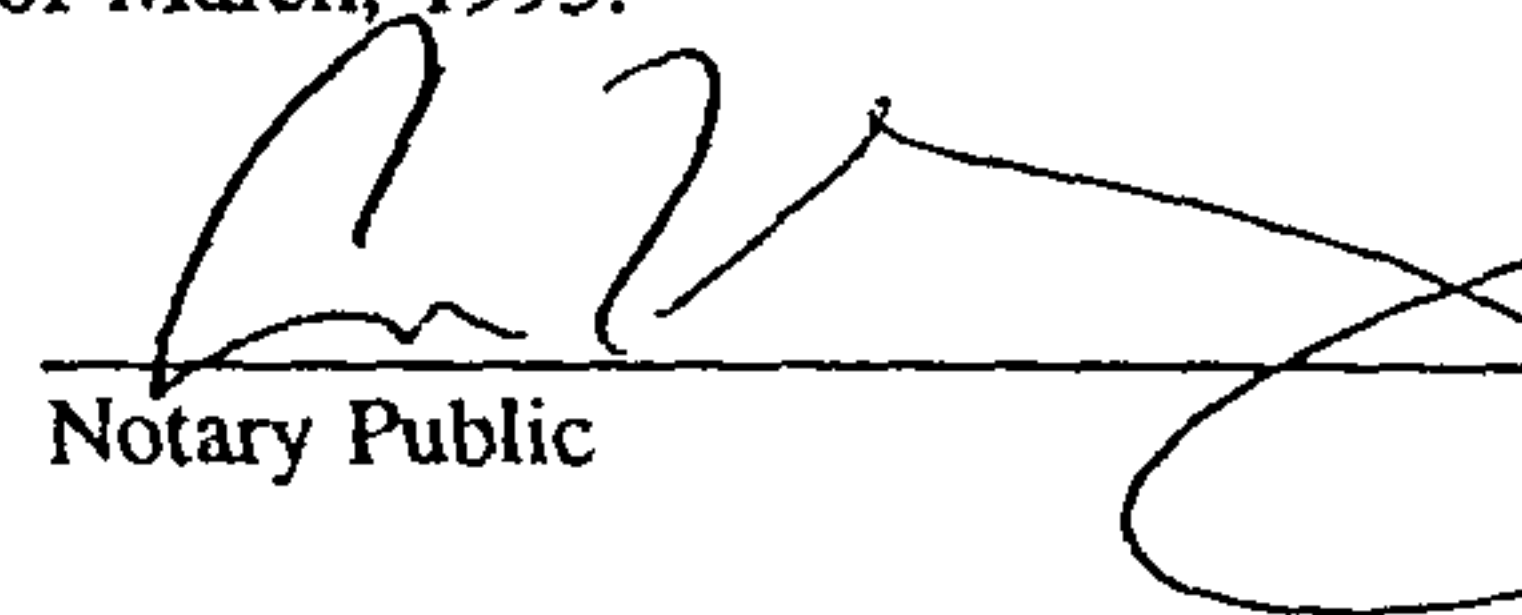
  
JO ANN MAXWELL

  
FELIX NEIL MAXWELL

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JO ANN MAXWELL and husband, FELIX NEIL MAXWELL, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal of office this 24th day of March, 1995.

  
Notary Public

My Commission Expires: 5/29/95

CLAYTON T. SWEENEY, ATTORNEY AT LAW

04/28/1995-11141  
01:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
302 MCD 25.50



EXHIBIT "A"

A parcel of land in the NE 1/4 of the NW 1/4, SE 1/4 of NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama described as follows:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence South along the East boundary of said NE 1/4 of NW 1/4 a distance of 790.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 535.23 feet to the NE corner of the SE 1/4 of NW 1/4 of said Section 29; thence continue along said course a distance of 1325.23 feet to the NE corner of the NE 1/4 of SW 1/4 of said Section 29; thence continue along said course a distance of 375.35 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 104 deg. 08 min. 02 sec. right and run 47.70 feet along said railroad boundary and the following courses: 03 deg. 20 min. 23 sec. right for 100.02 feet; 01 deg. 49 min. 15 sec. right for 265.54 feet; thence turn 01 deg. 00 min. 55 sec. left and run 101.32 feet along said railroad boundary; thence turn 63 deg. 13 min. 30 sec. right and run 1501.23 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 89 deg. 33 min. 52 sec. right and run 191.92 feet along said easement centerline and the following courses: 17 deg. 37 min. 25 sec. left for 135.49 feet; 16 deg. 30 min. 50 sec. left for 228.96 feet; 25 deg. 39 min. 05 sec. left for 130.57 feet; 16 deg. 39 min. 30 sec. right for 215.46 feet; thence turn 14 deg. 28 min. 11 sec. left and run 56.21 feet along said easement centerline; thence turn 66 deg. 31 min. 54 sec. right and run 30.0 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination. All being situated in Shelby County, Alabama.

Inst # 1995-11141

04/28/1995-11141  
01:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
OGG MCD 25.50

WILL BE A MAGICAL  
THAN LAUGHTER."

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

To : Jim Burnett  
From: Billy Walker

- Please forward to  
Maya

### 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 18th day of June, 2003.

Sherry L. Johnston  
Witness

Brenda D. Burnett  
Brenda D. Burnett  
Owner

139 Narrows Creek Drive  
Mailing Address  
Birmingham, AL 35242

See Exhibit "A"

Property Address (if different)

Home - 437-9505  
Work - 980-5999

Telephone Number

Witness

Owner

Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)

"Attach copy of deed"



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A parcel of land located in the East 1/2 of NW 1/4 of Section 29, Township 19 South, Range 1 West, more particularly described as follows:

From a 2 inch pipe accepted as the Southwest corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence North along the accepted West boundary of said NE 1/4 of NW 1/4 a distance of 379.01 feet to the point of beginning of herein described parcel of land; thence turn 68 deg. 31 min. 50 sec. right and run 1422.96 feet to a 1/2 inch rebar on the accepted East boundary of said NE 1/4 of NW 1/4; thence turn 111 deg. 48 min. 25 sec. right and run 337.0 feet along the accepted East boundary of said NE 1/4 of NW 1/4 to a 1/2 inch rebar; thence turn 90 deg. 0 min. 0 sec. right and run 30.00 feet to a point in the center of a 60 foot non-exclusive easement for ingress, egress and utilities; thence turn 66 deg. 31 min. 54 sec. left and run 56.21 feet along said easement centerline and the following courses; 14 deg. 28 min. 11 sec. right for 215.45 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.91 feet; thence turn 28 deg. 10 min. 58 sec. left and run 129.98 feet along said easement centerline to a 1/2 inch rebar; thence turn 80 deg. 20 min. 18 sec. right and run 696.05 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

A non-exclusive 60 foot private easement for ingress and egress:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination; being situated in Shelby County, Alabama.

**Inst # 2000-16688**

**05/22/2000-16688**  
**09:48 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**002 HHS 131.00**



This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
BRENDA D. BURNETT  
300 Cahaba Park South, #208  
Birmingham, AL 35243

STATE OF ALABAMA}  
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$120,000.00) to the undersigned grantor or grantors, YASUHIKO OYAMA a married man, an undivided one-half (1/2) interest and SHIGERU OYAMA, a married man, an undivided one-fourth (1/4) interest, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto BRENDA D. BURNETT (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Exhibit "A" is attached hereto and made a part hereof.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

The property conveyed herein does not constitute the homestead of either of the Grantors or their spouses.

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

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

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 9th day of May, 2000.

  
YASUHIKO OYAMA

  
SHIGERU OYAMA, by  
YASUHIKO OYAMA, Attorney in Fact

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that YASUHIKO OYAMA, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of May, 2000.

  
Notary Public

My Commission Expires: 6/5/03

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Yasuhiro Oyama, whose name as Attorney in Fact for Shigeru Oyama, under that certain Durable Power of Attorney recorded on 5/22/00, in Instrument # 8000-16687, in the Probate Office of Shelby County, Alabama, 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, he in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

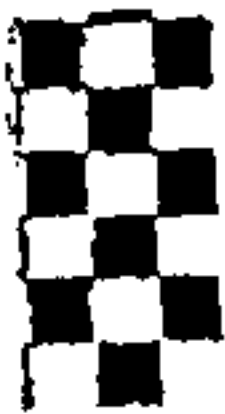
Given under my hand and official seal, this the 9th day of May, 2000.

  
Notary Public

My Commission Expires: 6/5/03

05/22/2000-16688  
09:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

NOTARY PUBLIC 131.00



FROM :

FAX NO. : 2058798727

PHONE NO. : 6786455

May. 15 2003 07:30AM P1...

...MAYICAL  
...LAUGHILH."

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

F3

To : Jim Burnett  
From: Billy Walker

- Please forward to  
Oyama

### 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 22 day of MAY, 2003.

[Signature]  
Witness

[Signature]  
Owner

350 AVENUE OF AMARILAS  
Mailing Address

OAK TREE DR SHELBY COUNTY  
Property Address (if different)

212-477-2888  
Telephone Number

[Signature]  
Witness

[Signature]  
Owner

3920 GLENCOE DR  
Mailing Address

B'ham AL 35213  
Property Address

OAK TREE DR SHELBY COUNTY  
Telephone number

(All owners listed on the deed must sign)

"Attach copy of deed"



This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
YASUHIKO OYAMA  
SHIGERU OYAMA  
1804 29th Avenue South  
Birmingham, AL 35209

STATE OF ALABAMA}  
SHELBY COUNTY}

1,000  
Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) to the undersigned grantor, BRENDA D. BURNETT, a married woman, (hereinafter referred to as Grantor), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does grant, bargain, sell, and convey unto YASUHIKO OYAMA, an undivided seven percent (7%) interest and SHIGERU OYAMA, an undivided eighteen percent (18%) interest (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Exhibit "A" is attached hereto and made a part hereof.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

The property conveyed herein does not constitute the homestead of the Grantor or her spouse.

After this conveyance, Yasuhiko Oyama will own an undivided fifty-seven percent (57%) of the property described on Exhibit "A" and Shigeru Oyama will own an undivided forty-three percent (43%) of the property described on Exhibit "A".

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

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

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 9<sup>th</sup> day of May, 2000.

  
BRENDA D. BURNETT

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRENDA D. BURNETT and, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9<sup>th</sup> day of May, 2000.

  
Notary Public

My Commission Expires: 6/5/03

Inst # 2000-16689

05/22/2000-16689  
09:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 RMS 14.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW



EXHIBIT "A"  
Legal Description

A parcel of land in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West, along the North boundary of said NE 1/4 of NW 1/4 a distance of 445.56 feet; thence turn 01 deg. 32 min. 45 sec. left and run 468.18 feet; thence turn 08 deg. 13 min. 27 sec. right and run 108.61 feet to a point on the North boundary of said NE 1/4 of NW 1/4; thence turn 06 deg. 40 min. 42 sec. left and run 117.94 feet along said 1/4 1/4 line; thence turn 48 deg. 31 min. 14 sec. left and run 76.37 feet along the South boundary of a gravel road; thence turn 12 deg. 40 min. 11 sec. left and run 111.42 feet along said road boundary; thence turn 22 deg. 02 min. 30 sec. right and run 111.59 feet along said road boundary to a point on the accepted West boundary of said NE 1/4 of NW 1/4; thence turn 50 deg. 02 min. 36 sec. left and run 729.77 feet along said accepted West boundary of said 1/4 1/4 section; thence turn 46 deg. 26 min. 18 sec. left and run 696.05 feet to a point in the centerline of a 60.0 foot non-exclusive private easement for ingress and egress; thence turn 80 deg. 20 min. 18 sec. left and run 129.98 feet along said easement centerline and the following courses: 28 deg. 10 min. 58 sec. right for 191.92 feet; 17 deg. 37 min. 25 sec. left for 135.49 feet; 16 deg. 30 min. 50 sec. left for 228.96 feet; 25 deg. 39 min. 05 sec. left for 130.57 feet; 16 deg. 39 min. 30 sec. right for 215.46 feet; thence turn 14 deg. 28 min. 11 sec. left and run 56.21 feet along said easement centerline; thence turn 66 deg. 31 min. 54 sec. right and run 30.0 feet to a point on the East boundary of said 60.0 foot easement, being a point on the East boundary of aforementioned NE 1/4 of NW 1/4; thence turn 90 deg. 00 min. left and run 790.0 feet to the point of beginning of herein described parcel of land.

TOGETHER with a non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination; being situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

A parcel of land located in the East 1/2 of NW 1/4 of Section 29, Township 19 South, Range 1 West, more particularly described as follows:

From a 2 inch pipe accepted as the Southwest corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence North along the accepted West boundary of said NE 1/4 of NW 1/4 a distance of 379.01 feet to the point of beginning of herein



described parcel of land; thence turn 68 deg. 31 min 50 sec. right and run 1422.96 feet to a 1/2 inch rebar on the accepted East boundary of said NE 1/4 of NW 1/4; thence turn 111 deg. 48 min. 25 sec. right and run 337.0 feet along the accepted East boundary of said NE 1/4 of NW 1/4 to a 1/2 inch rebar; thence turn 90 deg. 0 min. 0 sec. and run 30.00 feet to a point in the center of a 60 foot non-exclusive easement for ingress, egress and utilities; thence turn 66 deg. 31 min. 54 sec. left and run 56.21 feet along said easement centerline and the following courses: 14 deg. 28 min. 11 sec. right for 215.45 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.91 feet; thence turn 28 deg. 10 min. 58 sec. left and run 129.98 feet along said easement centerline to a 1/2 inch rebar; thence turn 80 deg. 20 min. 18 sec. right and run 696.05 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Inst # 2000-16689

05/22/2000-16689  
09:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HHS 14.50

On :

PHONE NO. : 2788-55

May. 15 2003 07:30AM F

FY

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 24 day of May, 2003.

[Signature]  
Witness

[Signature]  
Owner

Brian G. Giattina  
Giattina Fisher Aycock  
2031 11th Avenue South  
Birmingham, AL 35205

Mailing Address

See legal

Property Address (if different)

205-933-9060  
Telephone Number

[Signature]  
Witness

[Signature]  
Owner

Use Brian  
Giattina  
contact  
information

Mailing Address

205-9700

Property Address

Telephone number

(All owners listed on the deed must sign)

Contract  
# for

WALTER ZIEVERINK  
970-0577



This instrument prepared by:

Lloyd, Schreiber, Gray & Gaines, P.C.  
Two Perimeter Park South, Suite 100  
Birmingham, Alabama 35243

Send tax notice to:

Brian G. Giattina  
P.O. Box 55419  
BIRMINGHAM, AL 35255

STATE OF ALABAMA )

SHELBY COUNTY )

**GENERAL WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Five Thousand One Hundred Fifty-Five and 44/100 in hand paid to Brian G. Giattina, an unmarried man, (hereinafter "Grantor"), by Walter Zieverink, III, and David Zieverink (hereinafter "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, an undivided one-sixth interest each (as Tenants in Common) in the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.  
Existing covenants and restrictions, easements, rights of way, and limitations of record.

It is the express intention of the Grantor that each Grantee shall have an undivided one-third interest in the undivided one-half interest of said property which the Grantor owns.

TO HAVE AND TO HOLD unto Grantees (being the Grantees herein of an undivided one-third interest of an undivided one-half interest of the property described in Exhibit A), their respective heirs and assigns forever.

Grantors do for themselves, their respective heirs, executors, administrators and assigns, covenant with Grantee, his respective heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their respective heirs, executors, and assigns shall warrant and defend the same to Grantees, their respective heirs, executors, and assigns forever against the lawful claims of all persons.

Grantors do hereby certify that the above described property does not constitute their respective homesteads as defined by Code of Alabama § 6-10-2 (1975).

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 18<sup>TH</sup> day March, 1996.

  
Brian G. Giattina

Inst # 1996-12583

04/18/1996-12583  
09:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 JCP 19.00

Inst # 1996-12583

STATE OF ALABAMA       )  
                                  :  
JEFFERSON COUNTY       )

I, the undersigned, hereby certify that Brian G. Giattina, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 19<sup>th</sup> day of March, 1996.

T.G. Shimmer  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan. 28, 1998.



**EXHIBIT A**

**Legal Description**

An undivided fifty percent (50%) interest in a parcel of land in the SE¼ of the NW¼ and the NE¼ of the SW¼ of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of the SE¼ of NW¼ of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE¼ of NW¼ a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 73 degrees 26 minutes 24 seconds right and run 53.77 feet along said easement centerline and the following courses: 22 degrees 35 minutes 20 seconds left for 225.70 feet; 14 degrees 23 minutes right for 156.97 feet; 18 degrees 58 minutes left for 188.87 feet; thence turn 06 degrees 15 minutes 37 seconds right and run 129.98 feet along said easement centerline; thence turn 118 degrees 37 minutes 06 seconds right and run 1501.23 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 114 degrees 36 minutes 39 seconds right and run 101.78 feet along said railroad boundary and the following courses: 03 degrees 48 minutes 05 seconds left for 106.29 feet; 04 degrees 46 minutes 17 seconds left for 104.76 feet; 04 degrees 52 minutes 36 seconds left for 96.17 feet; 04 degrees 39 minutes 10 seconds left for 96.31 feet; 04 degrees 33 minutes 59 seconds left for 96.35 feet; 04 degrees 29 minutes 39 seconds left for 94.50 feet; 04 degrees 57 minutes 38 seconds left for 94.92 feet; thence turn 04 degrees 09 minutes 33 seconds left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE¼ of SW¼ of aforementioned Section 29; thence turn 110 degrees 06 minutes 34 seconds right and run 192.89 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE¼ of NW¼ of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE¼ of NW¼ a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 degrees 51 minutes 16 seconds left and run 789.40 feet along said easement centerline and the following courses: 23 degrees 28 minutes 06 seconds right for 56.21 feet; 14 degrees 28 minutes 11 seconds right for 215.46 feet; 16 degrees 39 minutes 30 seconds left for 130.57 feet; 25 degrees 39 minutes 05 seconds right for 228.96 feet; 16 degrees 30 minutes 50 seconds right for 135.49 feet; 17 degrees 37 minutes 25 seconds right for 191.92 feet; 28 degrees 10 minutes 58 seconds left for 129.98 feet; 06 degrees 15 minutes 37 seconds left for 188.87 feet; 18 degrees 58 minutes right for 156.97 feet; 14 degrees 33 minutes left for 225.70 feet; 22 degrees 35 minutes 20 seconds right for 153.54 feet; 04 degrees 22 minutes 05 seconds right for 106.57 feet; 08 degrees 21 minutes 21 seconds right for 126.85 feet; 09 degrees 59 minutes 10 seconds left for 83.54 feet; 26 degrees 22 minutes 25 seconds left for 168.42 feet; 17 degrees 41 minutes 05 seconds right for 210.67 feet; thence turn 18 degrees 23 minutes 40 seconds right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama.

Inst # 1996-12583

04/18/1996-12583  
09:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 KCD 49.00

This instrument prepared by:

Lloyd, Schreiber & Gray, P.C.  
Two Perimeter Park South, Suite 100  
Birmingham, Alabama 35243

Sent Tax Notices To:

Parcel D-1  
Leslie Siegelman  
3377 Overbrook Road  
Birmingham, Alabama 35213

Parcel D-2  
Brian Giattina  
P.O. Box 55488  
Birmingham, Alabama 35255

STATE OF ALABAMA     )  
                              :  
SHELBY COUNTY         )

PARTITION DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS Leslie B. Siegelman and Jacqueline C. Siegelman are the owners of an undivided one-half (50%) interest in the property described in "Exhibit A;"

THAT WHEREAS Brian G. Giattina, Walter Zieverink, III, and David Zieverink are the owners of the remaining undivided one-half (50%) interest in the property described in "Exhibit A;"

THAT WHEREAS the above named owners of the property described in "Exhibit A" desire to partition the property into two separate parcels of property described in "Exhibit B" as Parcel D-1 containing 10.31 acres and Parcel D-2 containing 10.32 acres;

NOW THEREFORE Leslie B. Siegelman, Jacqueline C. Siegelman, Brian G. Giattina, Walter Zieverink, III, and David Zieverink hereby partition and divide the property described in "Exhibit A" and grant, bargain, sell and convey unto Leslie B. Siegelman and Jacqueline C. Siegelman, as joint tenants with the right of survivorship, title in fee simple in the real estate described in "Exhibit B" as Parcel D-1, situated in the Shelby County, Alabama; and

FURTHERMORE Leslie B. Siegelman, Jacqueline C. Siegelman, Brian G. Giattina, Walter Zieverink, III, and David Zieverink hereby partition and divide the property described in "Exhibit A" and grant, bargain, sell and convey unto Brian G. Giattina, Walter Zieverink, III, and David Zieverink, as tenants in common, title in fee simple in the real estate described in "Exhibit B" as Parcel D-2, situated in the Shelby County, Alabama.

TO HAVE AND TO HOLD unto said Grantees, their respective heirs and assigns forever.

1996-27938

08/26/1996-27938  
02:31 PM CERTIFIED  
SHELBY COUNTY JUDGE & PROMISE

20.00





Grantors do hereby certify that the above described property does not constitute their respective homesteads as defined by Code of Alabama § 6-10-2 (1975).

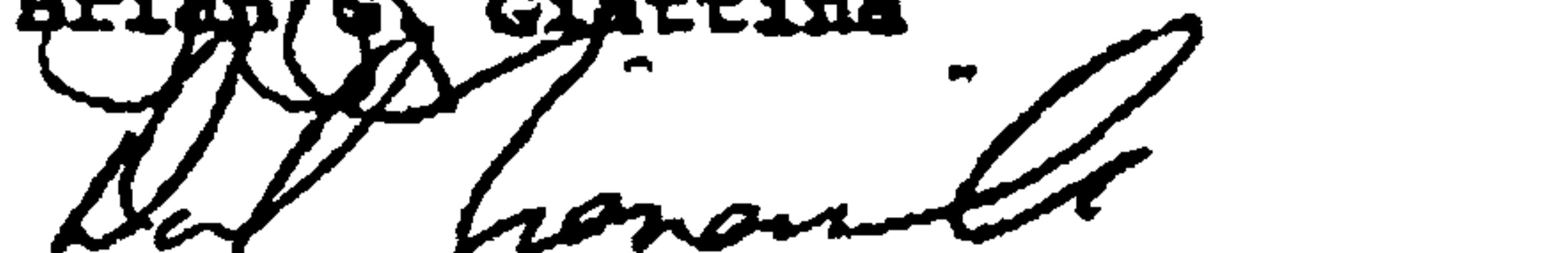
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 30<sup>th</sup> day of July, 1996.

  
Leslie B. Siegelman

  
Jacqueline C. Siegelman

  
Brian S. Giattina

  
Walter Zieverink, III


  
David Zieverink

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, hereby certify that Leslie B. Siegelman, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 12<sup>th</sup> day of July, 1996.

  
Notary Public  
My commission expires: 2/12/97

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, hereby certify that Jacqueline C. Siegelman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 12<sup>th</sup> day of July, 1996.


  
Notary Public  
My commission expires: 2/12/97



STATE OF ALABAMA     )  
                              :  
JEFFERSON COUNTY     )

I, the undersigned, hereby certify that Brian G. Giattina, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 30 day of July, 1996.

  
\_\_\_\_\_  
Notary Public  
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan. 28, 1998.

STATE OF ALABAMA     )  
                              :  
JEFFERSON COUNTY     )

I, the undersigned, hereby certify that Walter Zieverink, III, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 30 day of July, 1996.


  
\_\_\_\_\_  
Notary Public  
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan. 28, 1998.

STATE OF ALABAMA     )  
                              :  
JEFFERSON COUNTY     )

I, the undersigned, hereby certify that David Zieverink, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 30 day of July, 1996.

  
\_\_\_\_\_  
Notary Public  
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan. 28, 1998.

~~City~~~~FILING NO. : 2702055~~~~May 15 2003 07:30AM P~~

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 18 day of May, 2003.

Patricia D. Halloran  
Witness

L. B. Siegelman  
Owner

L. B. SIEGELMAN

3371 Overbrook Rd  
Mailing Address

Birmingham, AL 35213  
Property Address (if different)

226-2540  
Telephone Number

Patricia D. Halloran  
Witness

L. B. Siegelman  
Owner

Same as above  
Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign) ✓



Legal Description

Two parcels of land in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

*Parcel D-1 + Parcel E  
10 Acres + 20 Acres = 30+  
in the Area known as "The Normal Lake Estates."  
CPS goes*

PARCEL "D-1"  
Description to-wit:

From the S.W. corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 29, T19S-R1W, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE $\frac{1}{4}$ -NW $\frac{1}{4}$  a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress and utilities; thence turn 73°26'24" right and run 53.77 feet along said easement centerline; thence turn 22°35'20" left and run 225.70 feet along said easement centerline; thence turn 14°23' right and run 40.0 feet along said easement centerline; thence turn 101°38'16" right and run 1193.24 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 105°30'08" right and run 96.17 feet along said railroad boundary and the following courses: 04°39'10" left for 96.31 feet; 04°33'59" left for 96.35 feet; 04°29'39" left for 94.50 feet; 04°57'38" left for 94.92 feet; thence turn 04°09'33" left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$  of aforementioned Section 29; thence turn 110°06'34" right and run 192.89 feet to the point of beginning of herein described parcel of land, containing 10.31 acres, subject to any and all rights-of-way and easements of record.

PARCEL "D-2"  
Description to-wit:

From the S.W. corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 29, T19S-R1W, run thence North along the West boundary of said SE $\frac{1}{4}$ -NW $\frac{1}{4}$  a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress and utilities; thence turn 73°26'24" right and run 53.77 feet along said easement centerline; thence turn 22°35'20" left and run 225.70 feet along said easement centerline; thence turn 14°23' right and run 40.0 feet along said easement centerline; thence turn 101°38'16" right and run 1193.24 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 105°30'08" right and run 96.17 feet along said railroad boundary and the following courses: 04°39'10" left for 96.31 feet; 04°33'59" left for 96.35 feet; 04°29'39" left for 94.50 feet; 04°57'38" left for 94.92 feet; thence turn 04°09'33" left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$  of aforementioned Section 29; thence turn 110°06'34" right and run 192.89 feet to the point of beginning of herein described parcel of land, containing 10.32 acres, subject to any and all rights-of-way and easements of record.

EXHIBIT

Inst # 1996-27938

08/26/1996-27938  
02:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 SNA 20.00



(2)

## Parcel E

A parcel of land in the SW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West described as follows:

From the SE corner of the SW 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the East boundary of said SW 1/4 of NW 1/4 a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress thence turn 106 deg. 33 min. 36 sec. left and run 99.78 feet along said easement centerline and the following courses: 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet and run 51.93 feet along the centerline of said easement to its point of termination; thence turn 13 deg. 48 min. 37 sec. left and run 575.07 feet to a point on the West boundary of aforementioned SW 1/4 of NW 1/4 thence turn 72 deg. 24 min. 48 sec. left and run 465.38 feet to the SW corner of said SW 1/4 of NW 1/4; thence turn 91 deg. 25 min. 39 sec. left and run 1327.56 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 3 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 21 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama.



This instrument prepared by:

Lloyd, Schreiber & Gray, P.C.  
Two Perimeter Park South, Suite 100  
Birmingham, Alabama 35243

Sent Tax Notices To:

Parcel D-1  
Leslie Siegelman  
3377 Overbrook Road  
Birmingham, Alabama 35213

Parcel D-2  
Brian Giattina  
P.O. Box 55488  
Birmingham, Alabama 35255

STATE OF ALABAMA     )  
                              :  
SHELBY COUNTY         )

PARTITION DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS Leslie B. Siegelman and Jacqueline C. Siegelman are the owners of an undivided one-half (50%) interest in the property described in "Exhibit A;"

THAT WHEREAS Brian G. Giattina, Walter Zieverink, III, and David Zieverink are the owners of the remaining undivided one-half (50%) interest in the property described in "Exhibit A;"

THAT WHEREAS the above named owners of the property described in "Exhibit A" desire to partition the property into two separate parcels of property described in "Exhibit B" as Parcel D-1 containing 10.31 acres and Parcel D-2 containing 10.32 acres;

NOW THEREFORE Leslie B. Siegelman, Jacqueline C. Siegelman, Brian G. Giattina, Walter Zieverink, III, and David Zieverink hereby partition and divide the property described in "Exhibit A" and grant, bargain, sell and convey unto Leslie B. Siegelman and Jacqueline C. Siegelman, as joint tenants with the right of survivorship, title in fee simple in the real estate described in "Exhibit B" as Parcel D-1, situated in the Shelby County, Alabama; and

FURTHERMORE Leslie B. Siegelman, Jacqueline C. Siegelman, Brian G. Giattina, Walter Zieverink, III, and David Zieverink hereby partition and divide the property described in "Exhibit A" and grant, bargain, sell and convey unto Brian G. Giattina, Walter Zieverink, III, and David Zieverink, as tenants in common, title in fee simple in the real estate described in "Exhibit B" as Parcel D-2, situated in the Shelby County, Alabama.

TO HAVE AND TO HOLD unto said Grantees, their respective heirs and assigns forever.

# 1996-27938

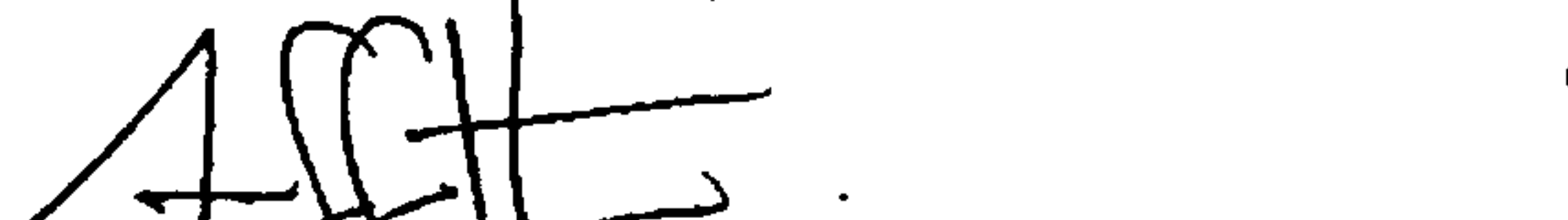
08/26/1996-27938  
02:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 SNA 20.00


Grantors do hereby certify that the above described property does not constitute their respective homesteads as defined by Code of Alabama § 6-10-2 (1975).


IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 30<sup>th</sup> day of July, 1996.

  
Leslie B. Siegelman

  
Jacqueline C. Siegelman

  
Brian G. Giattina


  
Walter Zieverink, III

  
David Zieverink

STATE OF ALABAMA     )  
                                  :  
JEFFERSON COUNTY     )

I, the undersigned, hereby certify that Leslie B. Siegelman, whose name 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 executed the same voluntarily on the day the same bears date.


Given under my hand and seal of this office this 12<sup>th</sup> day of July, 1996.

  
Notary Public  
My commission expires: 2/12/97

STATE OF ALABAMA     )  
                                  :  
JEFFERSON COUNTY     )

I, the undersigned, hereby certify that Jacqueline C. Siegelman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 12<sup>th</sup> day of July, 1996.


  
Notary Public  
My commission expires: 2/12/97



STATE OF ALABAMA     )  
                              :  
JEFFERSON COUNTY    )

I, the undersigned, hereby certify that Brian G. Giattina, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 30 day of July, 1996.

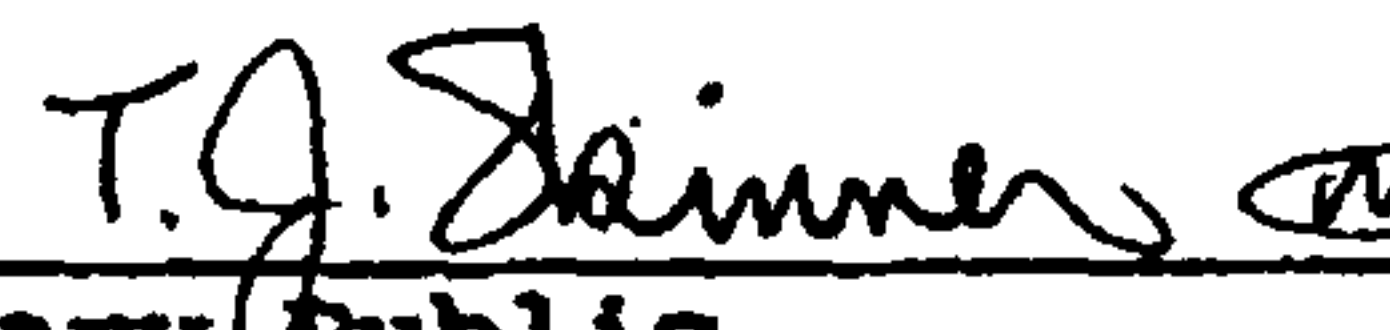
  
\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF ALABAMA     )  
                              :  
JEFFERSON COUNTY    )

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan. 28, 1998.

I, the undersigned, hereby certify that Walter Zieverink, III, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 30 day of July, 1996.

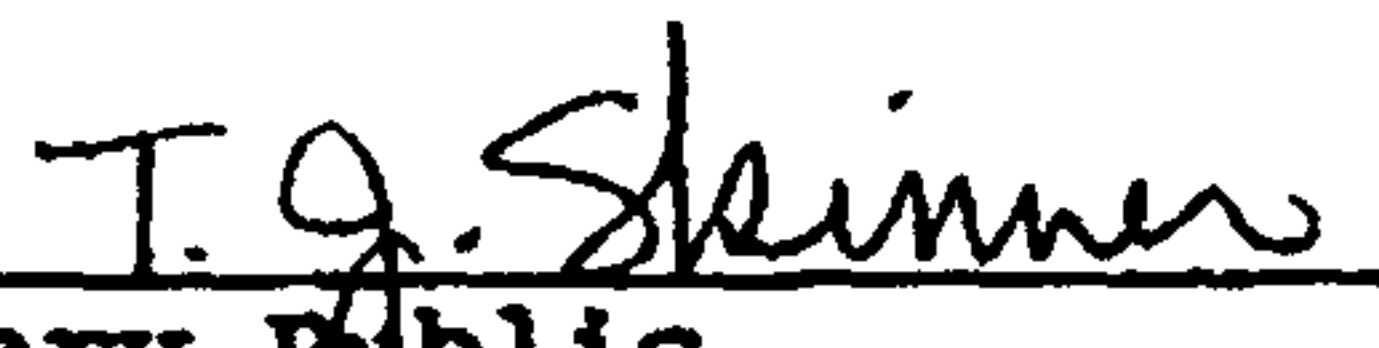
  
\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF ALABAMA     )  
                              :  
JEFFERSON COUNTY    )

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan. 28, 1998.

I, the undersigned, hereby certify that David Zieverink, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 30 day of July, 1996.

  
\_\_\_\_\_  
Notary Public  
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jan. 28, 1998.

## EXHIBIT A

### Legal Description

A parcel of land in the SE¼ of the NW¼ and the NE¼ of the SW¼ of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of the SE¼ of NW¼ of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE¼ of NW¼ a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 73 degrees 26 minutes 24 seconds right and run 53.77 feet along said easement centerline and the following courses: 22 degrees 35 minutes 20 seconds left for 225.70 feet; 14 degrees 23 minutes right for 156.97 feet; 18 degrees 58 minutes left for 188.87 feet; thence turn 06 degrees 15 minutes 37 seconds right and run 129.98 feet along said easement centerline; thence turn 118 degrees 37 minutes 06 seconds right and run 1501.23 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 114 degrees 36 minutes 39 seconds right and run 101.78 feet along said railroad boundary and the following courses: 03 degrees 48 minutes 05 seconds left for 106.29 feet; 04 degrees 46 minutes 17 seconds left for 104.76 feet; 04 degrees 52 minutes 36 seconds left for 96.17 feet; 04 degrees 39 minutes 10 seconds left for 96.31 feet; 04 degrees 33 minutes 59 seconds left for 96.35 feet; 04 degrees 29 minutes 39 seconds left for 94.50 feet; 04 degrees 57 minutes 38 seconds left for 94.92 feet; thence turn 04 degrees 09 minutes 33 seconds left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE¼ of SW¼ of aforementioned Section 29; thence turn 110 degrees 06 minutes 34 seconds right and run 192.89 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE¼ of NW¼ of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE¼ of NW¼ a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 degrees 51 minutes 16 seconds left and run 789.40 feet along said easement centerline and the following courses: 23 degrees 28 minutes 06 seconds right for 56.21 feet; 14 degrees 28 minutes 11 seconds right for 215.46 feet; 16 degrees 39 minutes 30 seconds left for 130.57 feet; 25 degrees 39 minutes 05 seconds right for 228.96 feet; 16 degrees 30 minutes 50 seconds right for 135.49 feet; 17 degrees 37 minutes 25 seconds right for 191.92 feet; 28 degrees 10 minutes 58 seconds left for 129.98 feet; 06 degrees 15 minutes 37 seconds left for 188.87 feet; 18 degrees 58 minutes right for 156.97 feet; 14 degrees 23 minutes left for 225.70 feet; 22 degrees 35 minutes 20 seconds right for 153.54 feet; 04 degrees 22 minutes 05 seconds right for 106.57 feet; 08 degrees 21 minutes 21 seconds right for 126.85 feet; 09 degrees 59 minutes 10 seconds left for 83.54 feet; 26 degrees 22 minutes 25 seconds left for 168.42 feet; 17 degrees 41 minutes 05 seconds right for 210.67 feet; thence turn 18 degrees 23 minutes 40 seconds right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama.



Legal Description

Two parcels of land in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

PARCEL "D-1"  
Description to-wit:

From the S.W. corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 29, T19S-R1W, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE $\frac{1}{4}$ -NW $\frac{1}{4}$  a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress and utilities; thence turn 73°26'24" right, and run 53.77 feet along said easement centerline; thence turn 22°35'20" left, and run 225.70 feet along said easement centerline; thence turn 14°23' right, and run 40.0 feet along said easement centerline; thence turn 101°38'16" right, and run 1193.24 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 105°30'08" right, and run 96.17 feet along said railroad boundary and the following courses: 04°39'10" left for 96.31 feet; 04°33'59" left for 96.35 feet; 04°29'39" left for 94.50 feet; 04°57'38" left for 94.92 feet; thence turn 04°09'33" left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$  of aforementioned Section 29; thence turn 110°06'34" right, and run 192.89 feet to the point of beginning of herein described parcel of land, containing 10.31 acres, subject to any and all rights-of-way and easements of record.

PARCEL "D-2"  
Description to-wit:

From the S.W. corner of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 29, T19S-R1W, run thence North along the West boundary of said SE $\frac{1}{4}$ -NW $\frac{1}{4}$  a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress and utilities; thence turn 73°26'24" right, and run 53.77 feet along said easement centerline; thence turn 22°35'20" left, and run 225.70 feet along said easement centerline; thence turn 14°23' right, and run 40.0 feet along said easement centerline to the point of beginning of herein described parcel of land; thence continue along said course a distance of 116.97 feet; thence turn 18°58' left, and run 188.87 feet along said easement centerline; thence turn 06°15'37" left, and run 129.98 feet along said easement centerline; thence turn 116°37'06" right, and run 1501.23 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 114°36'38" right, and run 101.78 feet along said railroad boundary; thence turn 03°48'05" left, and run 106.29 feet along said railroad boundary; thence turn 04°46'17" left, and run 104.76 feet along said railroad boundary; thence turn 69°37'16" right, and run 1193.24 feet to the point of beginning of herein described parcel of land, containing 10.32 acres, subject to any and all rights-of-way and easements of record.

EXHIBIT B

Inst # 1996-27938

08/26/1996-27938  
02:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOES SNA \$20.00

FL

INCLUDE

ORIGINAL



Mail Tax Notice to: Felix Neil Maxwell  
and wife, Joann Dunn Maxwell  
714 Oak Treet Drive  
Sterrett, Alabama 35147

This instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND & NO/100 (\$30,000.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Chestine C. Moore, individually, and as Executrix of the Estate of Ethel Connell, deceased, in the Probate Court of Shelby County, Alabama, Case No. 29-146, (herein referred to as grantor) do grant, bargain, sell and convey unto Felix Neil Maxwell and wife, Joann Dunn Maxwell (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, and run thence South along the West line of said 1/4 1/4 Section a distance of 396 feet to the point of beginning of the parcel herein described; thence proceed East parallel with the North line of said 1/4 1/4 Section a distance of 330 feet; thence run South, parallel with the West line of said 1/4 1/4 Section a distance of 396 feet; thence run West, parallel with the North line of said 1/4 1/4 Section a distance of 330 feet to a point on the West line of said 1/4 1/4 Section; thence run North along the West line of said 1/4 1/4 Section a distance of 396 feet to the point of beginning.

ALSO, an easement to provide ingress and egress to and from the above described parcel over and along the West 20 feet of said 1/4 1/4 Section, the easement hereby granted to connect with an existing access road.

SUBJECT TO THE FOLLOWING:

- (a) Taxes for 1994 and subsequent years. 1994 ad valorem taxes are a lien but not due and payable until October 1, 1994.
- (b) Utility easements, including the following transmission line permits to Alabama Power Company are excepted: Deed Book 131, page 515; Deed Book 142, page 266 and Deed Book 102, page 147.
- (c) Subject to easements and restrictions of record, and subject to non-exclusive easement for others over and along the West 20 feet of the above described parcel.
- (d) Rights of access to and from the subject property not owned by the grantor.

The above described property constitutes no part of the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is

05/26/1994-16968  
08:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MD 41.00

Inst # 1994-16968

severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 our hand and seal this 25<sup>th</sup> day of May, 1994.

Chestine C. Moore  
Chestine C. Moore

Chestine C. Moore  
Chestine C. Moore, as Executrix  
of the Estate of Ethel Connell,  
deceased, in the Probate Court  
of Shelby County, Alabama, Case  
No. 29-146

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chestine C. Moore, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of May, 1994.

Lanice Brasher  
Notary Public

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chestine C. Moore, whose name as Executrix of the Estate of Ethel Connell, deceased, in the Probate Court of Shelby County, Alabama, Case No. 29-146, 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 she, in her capacity as such Executrix, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of May, 1994.

Lanice Brasher  
Notary Public

Inst # 1994-16968

05/26/1994-16968  
08:51 AM CERTIFIED  
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002 HCB 41.00



Area to be annexed

