



20040812000453030 Pg 1/9 35.00  
Shelby Cnty Judge of Probate, AL  
08/12/2004 12:08:00 FILED/CERTIFIED

## City of Chelsea

P.O. Box 111  
Chelsea, Alabama

### Certification Of Annexation Ordinance

Ordinance Number: X-04-05-04-241

Property Owner(s): Charob, L.L.C.

Property: 58-09-9-32-0-000-004-000

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 May 4, 2004, as same appears in minutes of record of said meeting, and published by posting copies thereof on May 5, 2004 at the public places listed below, which copies remained posted for five business days (through May 11, 2004).

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-04-05-04-241

Property Owner(s): Charob, L.L.C.

Property: 58-09-9-32-0-000-004-000

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

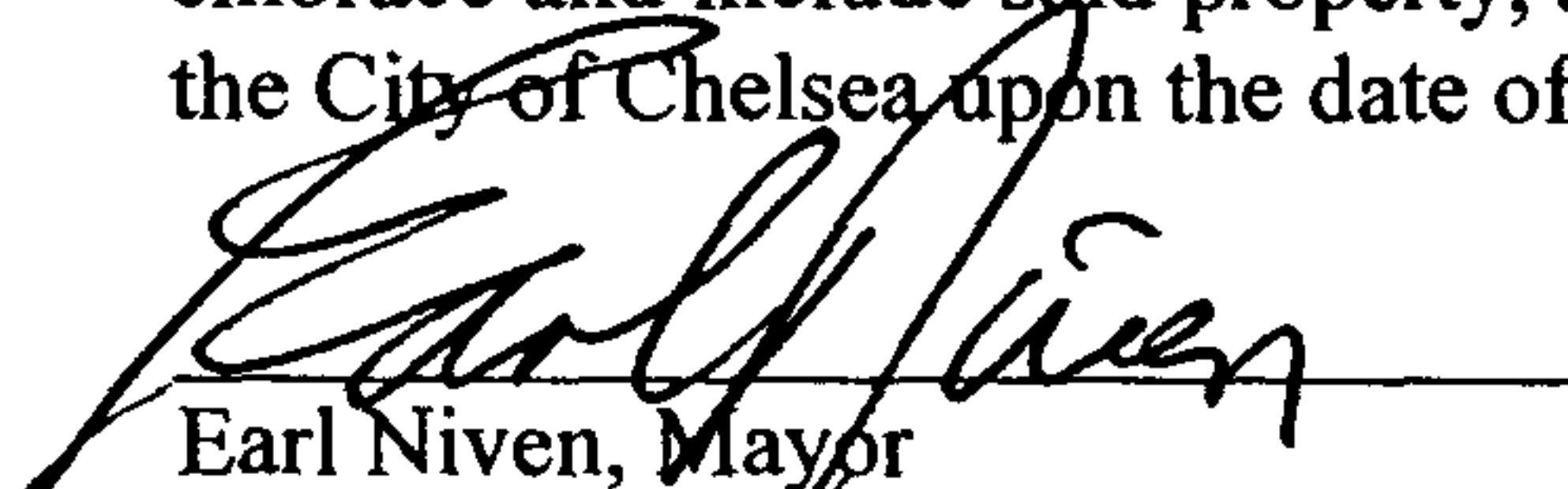
**Whereas**, said petition contains (as Petition Exhibits A&B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

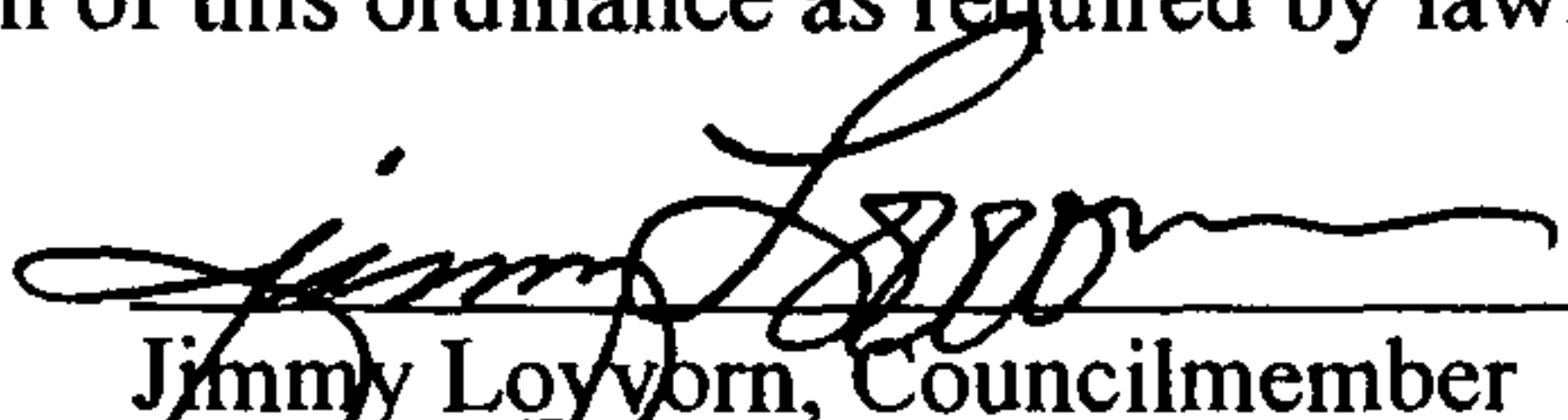
**Whereas**, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned AR which together is contiguous to the corporate limits of Chelsea;

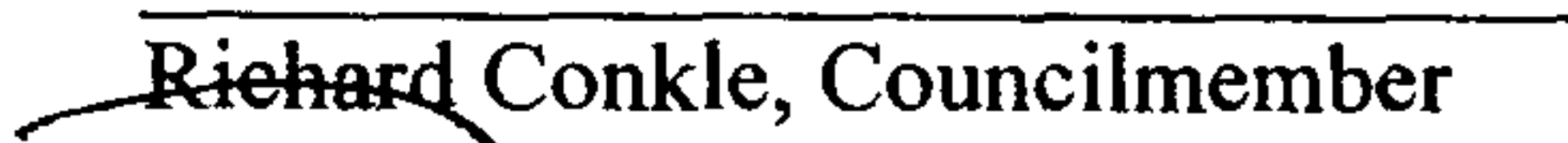
**Whereas**, said territory does not lie within the corporate limits of any other municipality

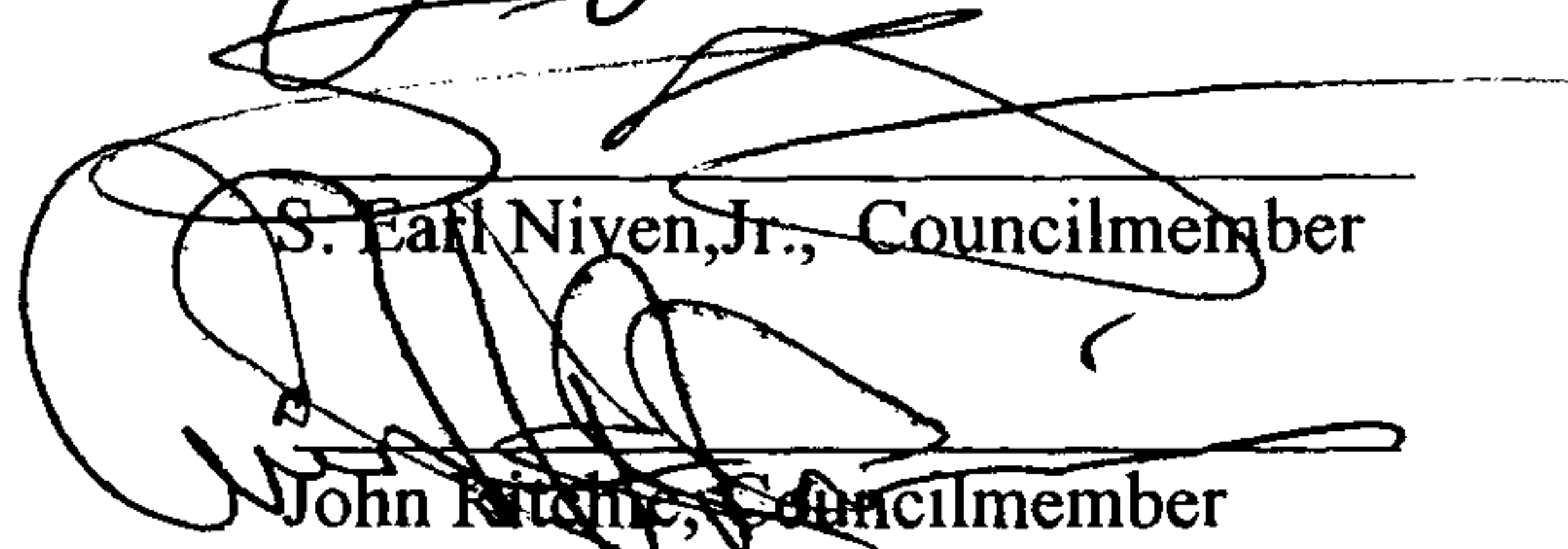
**Therefore, be it ordained** that the City Council of the City of Chelsea assents to the said annexation: and

**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.

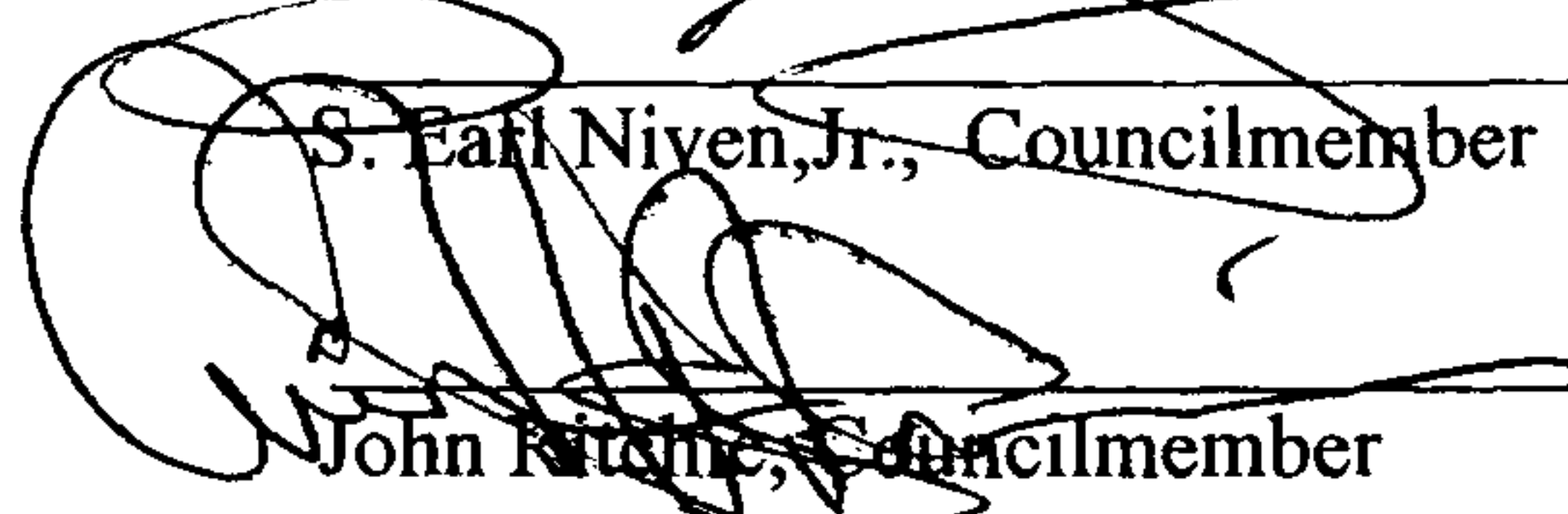
  
Earl Niven, Mayor

  
Jimmy Loyvorn, Councilmember

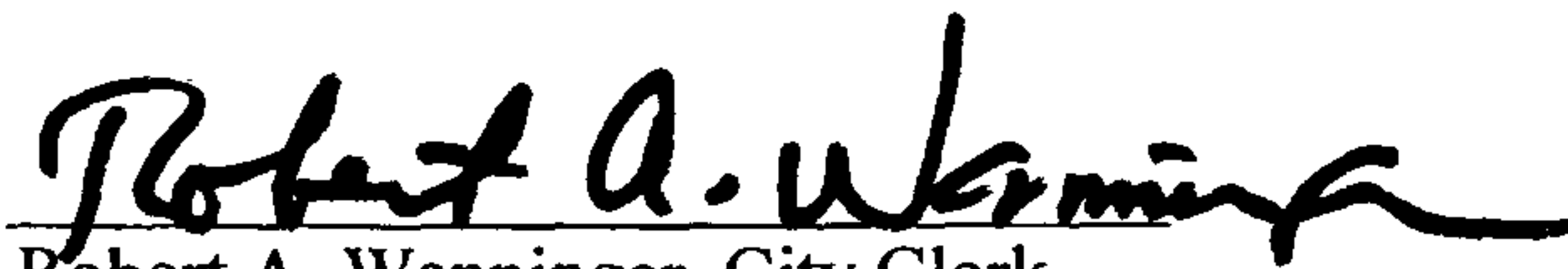
  
Richard Conkle, Councilmember

  
S. Earl Niven, Jr., Councilmember

  
Doug Ingram, Councilmember

  
John Kitchin, Councilmember

Passed and approved 4<sup>th</sup> day of MAY, 2004.

  
Robert A. Wanninger, City Clerk

Petition Exhibit A

Property owner(s): Charob, L.L.C.

Property: 58-09-9-32-0-000-004-000

**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 1998-22465. 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.

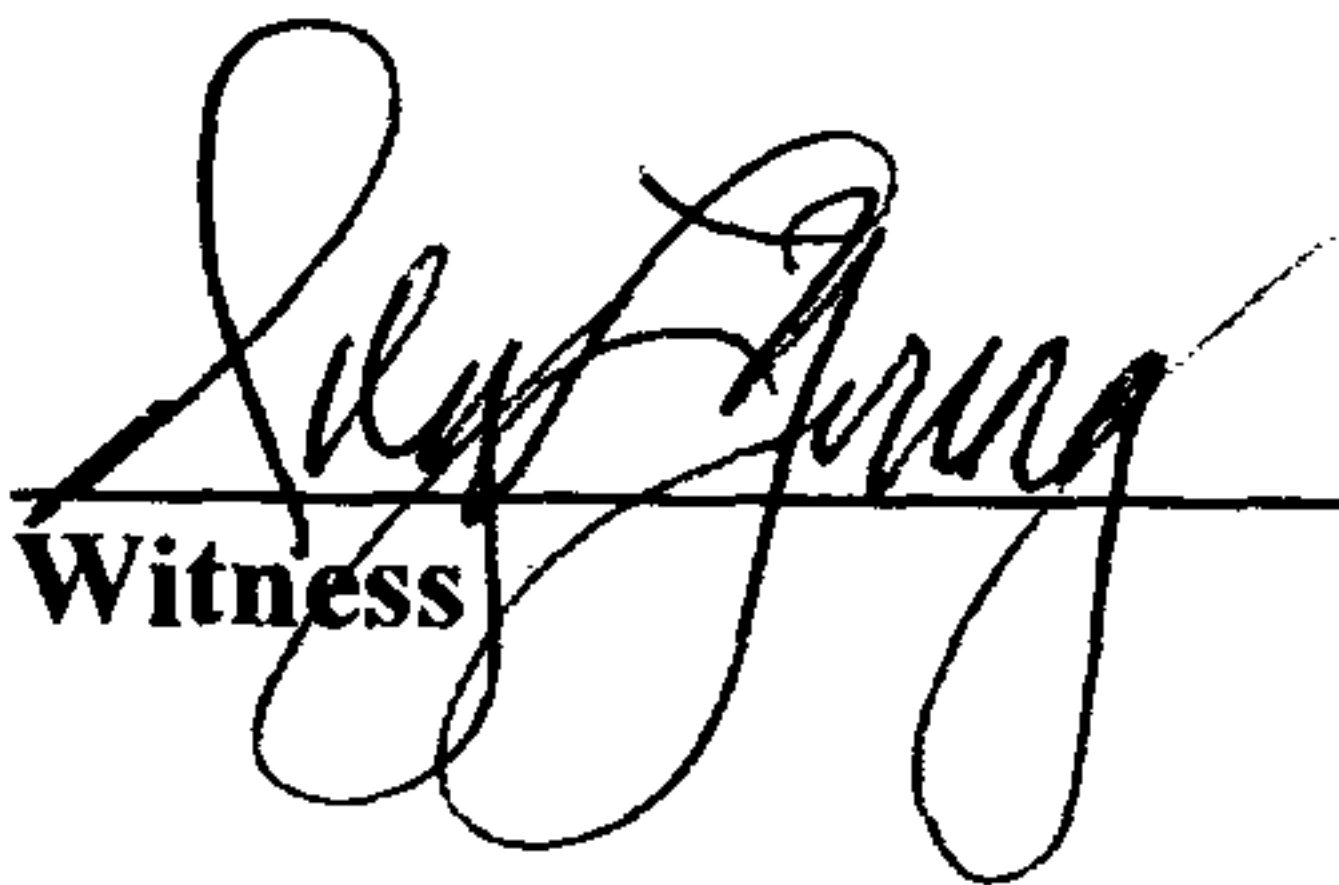
The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.

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

## Petition for Annexation

The undersigned managers of ChaRob, L.L.C., being legally authorized to act on behalf of ChaRob, L.L.C., do hereby petition the City of Chelsea to annex into its corporate limits the property owned by ChaRob, L.L.C. which is described in Attachment A and shown on Attachment C hereto. The said property is contiguous to the corporate limits of the City of Chelsea.

Done this 19<sup>th</sup> day of April, 2004

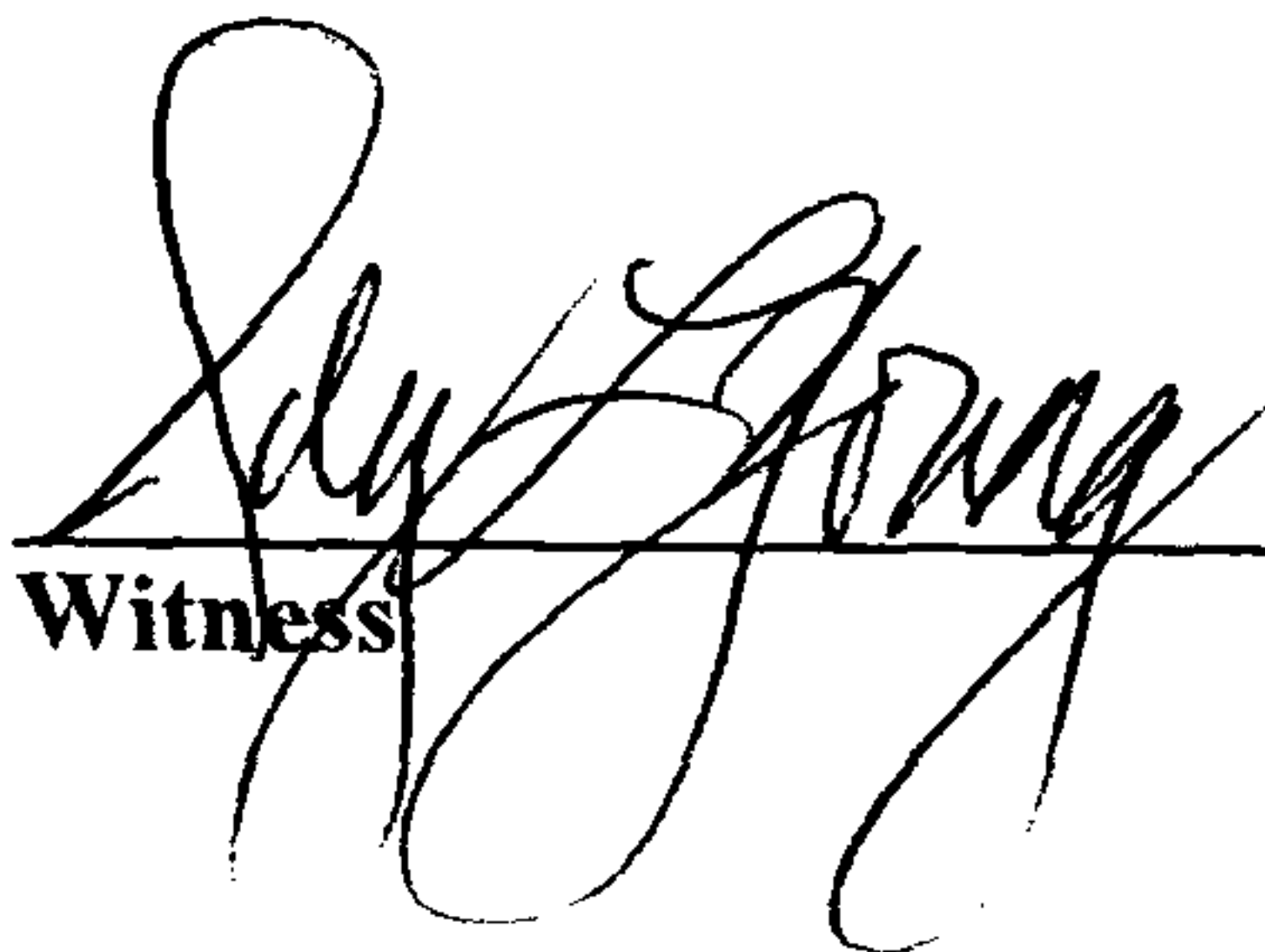
  
Witness

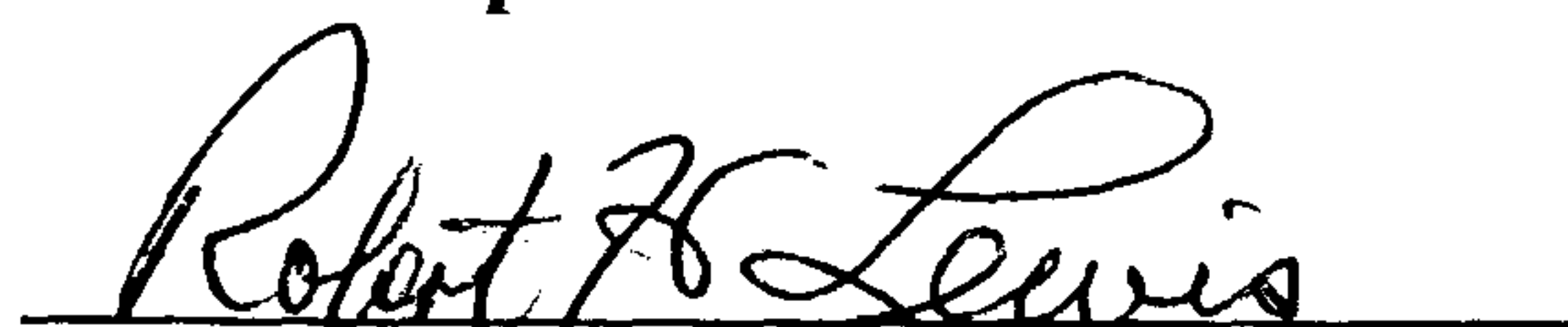
  
Charles F. Lewis  
Manager, ChaRob, L.L.C.

2283 Lewis Road, Chelsea, AL 35043  
Mailing Address

1879 Lewis Road, Chelsea, AL 35043  
Property Address

(205)678-6302  
Telephone No.

  
Witness

  
Robert H. Lewis  
Manager, ChaRob, L.L.C.

1665 Lewis Road, Chelsea, AL 35043  
Mailing Address

1879 Lewis Road, Chelsea, AL 35043  
Property Address

(205)678-9208  
Telephone No.

PROPERTY OWNER: CHAROB, L.L.C.

PROPERTY: A PORTION OF PARCEL # 09-0-32-0-000-004-000

#### PROPERTY DESCRIPTION

The property for which annexation into the City of Chelsea is requested is all of the South Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter (S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  ), Section 32, Township 19 South, Range 1 West not already in the corporate limits of Chelsea. The copy of the attached deed, Number 06/17/1998 – 22465 recorded with the Shelby County Judge of Probate (Attachment B), includes the said property which is shown in the indicated shaded area on the attached map (Attachment C).

The said property is contiguous to the corporate limits of the City of Chelsea.

1998-2246  
Inst #

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----DOLLARS-----

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Charles F. Lewis, Jr., a married man; and Robert H. Lewis, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CHAROB, L.L.C.

(herein referred to as grantees, whether one or more), the following described real estate, situated in  
County, Alabama, to-wit:

Shelby

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

06/17/1998-22465  
08:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.00

TO HAVE AND TO HOLD to 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 the said GRANTEES, 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; that I (we) will and my (our) 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, we have hereunto set our hands(s) and seal(s), this 17th day of June, 19 98.

(Seal)

Charles F. Lewis, Jr.  
Charles F. Lewis, Jr. (Seal)

(Seal)

Robert H. Lewis  
Robert H. Lewis (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles F. Lewis, Jr. and Robert H. Lewis 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 17th day of June, 19 98 A. D., 19

Notary Public.

EXHIBIT "A", PAGE 1 OF 2

PARCEL 1:

The Southeast Quarter (SE 1/4) of Section 32, Township 19 South, Range 1 West, Shelby County, Alabama.

PARCEL 2:

The West One-half of the Southwest Quarter (W 1/2 of SW 1/4) of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama.  
There is previously reserved from the conveyance of the above described land an undivided one-half interest in all oil, gas, coal and other minerals together with the usual rights for the mining and removal thereof.

PARCEL 3:

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the Southeast corner of Section 32, Township 19 South, Range 1 West; thence run South 2 degrees 00 minutes East (magnetic bearing) along the East boundary of Section 5, Township 20 South, Range 1 West, a distance of 795.28 feet to a point; thence run North 84 degrees 35 minutes East (MB) a distance of 227.00 feet to a point; thence run North 55 degrees 42 minutes East (MB) a distance of 325.00 feet to a point; thence run North 45 degrees 52 minutes East (MB) a distance of 500.00 feet to a point; thence run North 42 degrees 35 minutes East (MB) a distance of 461.15 feet to a point on the North boundary of NW 1/4 of NW 1/4, Section 4, Township 20 South, Range 1 West; thence run South 85 degrees 19 minutes West (MB) along the North boundary of NW 1/4 of NW 1/4, Section 4, Township 20 South, Range 1 West, a distance of 1197.12 feet to the point of beginning.

PARCEL 4:

The North One-half of the Northeast Quarter (N 1/2 of NE 1/4) of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama.

PARCEL 5:

A parcel in Section 5, Township 20 South, Range 1 West, described as follows: From NW corner of NE 1/4 go South 02 degrees 03 minutes East along West boundary line of NE 1/4 a distance of 1041.31 feet to point of beginning; from point of beginning, go South 54 degrees 45 minutes West a distance of 311.64 feet; thence go South 40 degrees 00 minutes East a distance of 1050.0 feet; thence go North 53 degrees 00 minutes East a distance of 1110.5 feet to the East boundary line of SW 1/4 of NE 1/4; thence go North 02 degrees West along said boundary line to the NE corner of said SW 1/4 of NE 1/4; thence go West along North boundary line to NW corner of said SW 1/4 of NE 1/4; thence go North 02 degrees 03 minutes West to point of beginning.

PARCEL 6:

A parcel of land in Shelby County, Alabama, described as follows: Begin at the Southeast (SE) corner of the SW 1/4 of NE 1/4, Section 5, Township 20 South, Range 1 West; thence North 3 degrees East along the East line of said SW 1/4 of NE 1/4 18.14 chains to a 3/8 inch iron pin; thence South 57 degrees West 15.60 chains to a rock corner; thence South 3 degrees West 9.85 chains to a point on the South line of SW 1/4 of NE 1/4; thence South 87 degrees East along the South line of the SW 1/4 of NE 1/4, 12.92 chains to the point of beginning.  
There is previously reserved from the conveyance of the above described land an undivided one-half interest in all oil, gas, coal, and other minerals together with the usual rights for the mining and removal thereof.

PARCEL 7:

Commencing at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, run North along the West line of said 1/4-1/4 Section a distance of 768.56 feet to a point being the point of beginning; thence run North along the West line of said 1/4-1/4 Section to the NW corner of said 1/4-1/4 Section; thence turn East and run along the North line of said 1/4-1/4 Section a distance of 671.52 feet; thence run in a Southerly and Westerly direction to the point of beginning on the West line of said 1/4-1/4 Section.

LESS AND EXCEPT that certain parcel of land from Roy Gardner and wife, Reathie Gardner to Dr. Charles F. Lewis and Isabelle B. Lewis, by instrument recorded in Deed Book 219, Page 549, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commencing at the SE corner of the SW 1/4 of the NE 1/4, Section 5, Township 20 South, Range 1 West; thence North 2 degrees 00 minutes West (Magnetic Bearing) along the East boundary of the said SW 1/4 of the NE 1/4 a distance of 1193.56 feet to a point; thence continue North 2 degrees 00 minutes West from said point (being the point of beginning of the triangular parcel of land herein described) a distance of 126.44 feet to a point (being NE corner of the said SW 1/4 of NE 1/4); thence North 85 degrees 50 minutes East (MB) along the North boundary of the SE 1/4 of NE 1/4, Section 5, Township 20 South, Range 1 West, a distance of 191.02 feet to a point; thence South 53 degrees 00 minutes West (MB) a distance of 233.03 feet to the point of beginning.

Subject to minerals and mining rights previously excepted.

ALSO, Commencing at the SE corner of the SW 1/4 of the NE 1/4, Section 5, Township 20 South, Range 1 West; thence North 2 degrees 00 minutes West (Magnetic Bearing) along the East boundary of the said SW 1/4 of the NE 1/4 a distance of

EXHIBIT "A", PAGE 2 OF 2

1193.56 feet to a point; thence continue North 2 degrees 00 minutes West from said point (being the point of beginning of the triangular parcel of land herein described) a distance of 126.44 feet to a point (being NE corner of the said SW 1/4 of NE 1/4); thence North 85 degrees 50 minutes East (MB) along the North boundary of the SE 1/4 of NE 1/4, Section 5, Township 20 South, Range 1 West, a distance of 191.02 feet to a point; thence South 53 degrees 00 minutes West (MB) a distance of 233.03 feet to the point of beginning.  
Subject to minerals and mining rights previously excepted.  
The last described parcel was devised to grantors herein under the Will of Isabelle Bourlay Lewis, deceased.

LESS AND EXCEPT PARCELS 8, 9, AND 10:

PARCEL 8:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 West and the North 1/2 of the NE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 5; (The East line of said Section 5 has a relative bearing of North 01 degrees 00 minutes 22 seconds East); thence run North 87 degrees 14 minutes 15 seconds West a distance of 701.98 feet to a point on the Northwesternly side of Cha-Rob lake and the point of beginning; thence run South 53 degrees 00 minutes 00 seconds West a distance of 614.73 feet; thence run South 45 degrees 30 minutes 00 seconds East a distance of 336.0 feet to a point on said lake; thence run with the meander of said lake a distance of 1080 feet, more or less, to the point of beginning.

PARCEL 9:

A parcel of land located in the North 1/2 of the NE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 5; (the East line of said Section 5 has a relative bearing of North 01 degrees 00 minutes 22 seconds East); thence run South 59 degrees 01 minutes 46 seconds West a distance of 1110.82 feet to a point on the Northwesternly side of Cha-Rob lake and the point of beginning; thence run North 45 degrees 30 minutes 00 seconds West a distance of 336.0 feet; thence run South 53 degrees 00 minutes 00 seconds West a distance of 560.96 feet; thence run South 37 degrees 20 minutes 00 seconds East a distance of 371.0 feet to a point on said lake; thence run with the meander of said lake a distance of 800 feet, more or less, to the point of beginning.

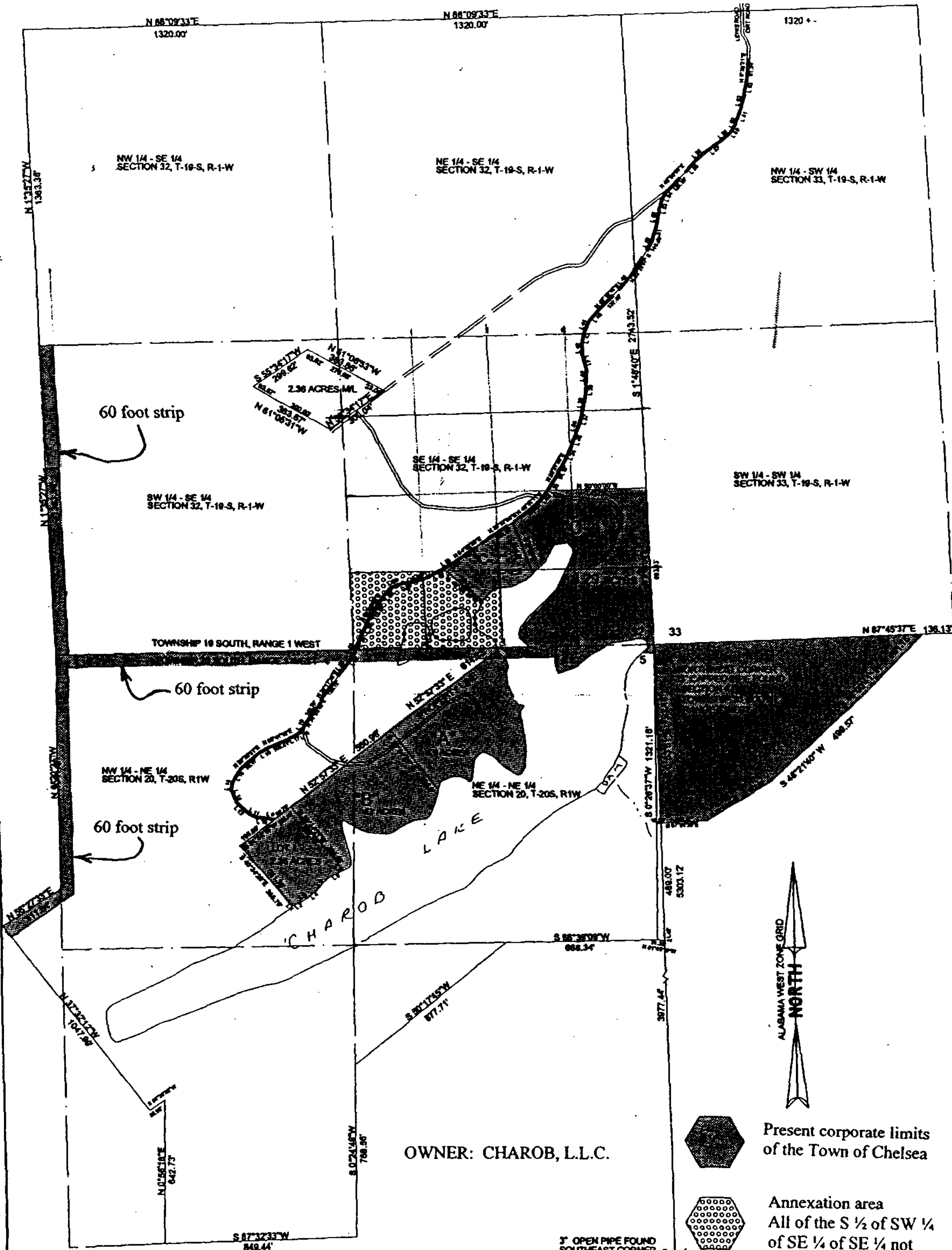
PARCEL 10:

A parcel of land located in the SE 1/4 of Section 32 and the SW 1/4 of Section 33, all in Township 19 South, Range 1 West, and the NE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:  
Begin at the NE corner of Section 5, Township 20 South, Range 1 West; (The East line of said Section 5 has a relative bearing of North 01 degrees 00 minutes 22 seconds East); thence North a distance of 693.83 feet; thence West a distance of 437.16 feet to the centerline of a chert drive; thence South 46 degrees 01 minutes 45 seconds West along said centerline a distance of 118.11 feet; thence South 57 degrees 39 minutes 02 seconds West along said centerline a distance of 458.97 feet; thence South 47 degrees 35 minutes 19 seconds East a distance of 222.30 feet to a point on the Northerly bank of Cha-Rob Lake; thence along the bank of said lake the following bearings and distances: North 49 degrees 19 minutes 09 seconds East a distance of 75.96 feet; North 85 degrees 58 minutes 18 seconds East a distance of 71.18 feet; North 67 degrees 19 minutes 10 seconds East a distance of 72.62 feet; North 45 degrees 59 minutes 36 seconds East a distance of 122.35 feet; North 30 degrees 21 minutes 29 seconds East a distance of 81.12 feet; North 80 degrees 32 minutes 16 seconds East a distance of 60.83 feet; South 35 degrees 23 minutes 41 seconds East a distance of 46.62 feet; South 26 degrees 00 minutes 37 seconds West a distance of 184.71 feet; South 46 degrees 25 minutes 37 seconds West a distance of 198.76 feet; South 36 degrees 23 minutes 04 seconds West a distance of 47.20 feet; South 14 degrees 28 minutes 13 seconds West a distance of 32.02 feet; South 38 degrees 47 minutes 04 seconds East a distance of 71.84 feet; South 77 degrees 50 minutes 42 seconds East a distance of 66.49 feet; North 70 degrees 36 minutes 56 seconds East a distance of 57.25 feet; South 08 degrees 48 minutes 24 seconds West a distance of 71.85 feet; South 13 degrees 46 minutes 54 seconds East a distance of 54.57 feet; North 70 degrees 31 minutes 24 seconds East a distance of 86.98 feet; North 51 degrees 39 minutes 16 seconds East a distance of 85.43 feet; North 62 degrees 29 minutes 17 seconds East a distance of 108.43 feet; North 82 degrees 03 minutes 24 seconds East a distance of 130.25 feet; South 61 degrees 11 minutes 21 seconds East a distance of 22.83 feet; South 25 degrees 58 minutes 46 seconds East a distance of 19.25 feet to a point that is 27.16 feet West of the point of beginning; thence East, leaving the bank of said lake, a distance of 27.16 feet to the point of beginning.

THE ABOVE DESCRIBED PROPERTIES CONSTITUTE A TOTAL OF 352.32 ACRES, MORE OR LESSS, BEING CONVEYED.

Inst # 1998-22465

06/17/1998-22465  
08:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NEL 14.00



| Line | Bearing         | Distance |
|------|-----------------|----------|
| 1    | S 40° 34' 20" E | 4.40'    |
| 2    | N 62° 46' 14" E | 43.07'   |
| 3    | N 55° 54' 30" E | 34.34'   |
| 4    | N 48° 20' 27" E | 49.88'   |
| 5    | N 42° 46' 20" E | 71.85'   |
| 6    | N 61° 50' 04" E | 63.85'   |
| 7    | N 36° 44' 21" W | 14.16'   |
| 8    | N 84° 45' 33" W | 27.70'   |
| 9    | N 83° 12' 53" W | 49.97'   |
| 10   | N 80° 38' 10" W | 57.78'   |
| 11   | N 47° 05' 20" W | 75.98'   |
| 12   | N 21° 04' 39" W | 58.79'   |
| 13   | N 10° 08' 33" E | 30.10'   |
| 14   | N 32° 55' 17" E | 80.86'   |
| 15   | N 60° 29' 51" E | 52.00'   |
| 16   | N 63° 43' 55" E | 38.46'   |
| 17   | N 53° 01' 34" E | 28.24'   |
| 18   | N 26° 00' 19" E | 27.20'   |
| 19   | N 40° 11' 05" E | 75.10'   |
| 20   | N 33° 10' 19" E | 38.89'   |
| 21   | N 24° 10' 58" E | 27.04'   |
| 22   | N 21° 45' 51" E | 78.50'   |
| 23   | N 25° 37' 50" E | 62.31'   |
| 24   | N 38° 44' 48" E | 65.22'   |
| 25   | N 95° 30' 18" E | 40.23'   |
| 26   | N 61° 52' 33" E | 56.95'   |
| 27   | N 71° 37' 54" E | 71.24'   |
| 28   | N 61° 21' 30" E | 66.50'   |
| 29   | N 57° 58' 04" E | 37.11'   |
| 30   | N 57° 23' 38" E | 34.07'   |
| 31   | N 37° 48' 45" E | 49.06'   |
| 32   | N 33° 48' 58" E | 62.95'   |
| 33   | N 23° 53' 16" E | 84.05'   |
| 34   | N 21° 30' 35" E | 58.88'   |
| 35   | N 19° 50' 45" E | 44.51'   |
| 36   | N 15° 48' 23" E | 50.27'   |
| 37   | N 10° 57' 32" E | 83.88'   |
| 38   | N 3° 49' 50" E  | 39.85'   |
| 39   | N 3° 49' 50" E  | 86.57'   |
| 40   | N 16° 01' 24" W | 64.56'   |
| 41   | N 0° 13' 18" E  | 50.97'   |
| 42   | N 11° 18' 21" E | 45.10'   |
| 43   | N 25° 40' 03" E | 80.18'   |
| 44   | N 40° 41' 39" E | 61.96'   |
| 45   | N 40° 40' 41" E | 73.44'   |
| 46   | N 28° 45' 41" E | 49.20'   |
| 47   | N 17° 37' 05" E | 54.73'   |
| 48   | N 11° 21' 30" E | 66.07'   |
| 49   | N 16° 18' 51" E | 54.70'   |
| 50   | N 29° 12' 03" E | 38.38'   |
| 51   | N 41° 14' 07" E | 55.01'   |
| 52   | N 48° 22' 30" E | 62.06'   |
| 53   | N 55° 44' 25" E | 85.63'   |
| 54   | N 50° 09' 57" E | 56.83'   |
| 55   | N 35° 50' 25" E | 33.51'   |
| 56   | N 23° 20' 57" E | 23.38'   |
| 57   | N 21° 12' 43" E | 67.11'   |
| 58   | N 14° 24' 33" E | 64.25'   |
| 59   | N 10° 36' 52" E | 64.80'   |



Present corporate limits  
 of the Town of Chelsea



Annexation area  
 All of the S 1/2 of SW 1/4  
 of SE 1/4 of SE 1/4 not  
 already in Chelsea

THIS MAP WAS PREPARED FROM OLD SURVEYS AND DEEDS FURNISHED BY  
 CHARLES LEWIS WITHOUT THE BENEFIT OF A COMPLETE FIELD SURVEY.  
 THE ACCURACY OF THIS MAP IS IN NO WAY GUARANTEED.

*Charles Lewis* 15454

| CHARLES LEWIS AND ROBERT LEWIS                                           |                 |
|--------------------------------------------------------------------------|-----------------|
| LARRY W. CARVER<br>320 HIGHWAY 437<br>STERRETT, AL 35147<br>205-678-6833 |                 |
| DATE: 01-04-04                                                           | SCALE 1" = 400' |
| JOB NO: 1275PROPERTY                                                     |                 |