

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

Certification
Of
Annexation Ordinance

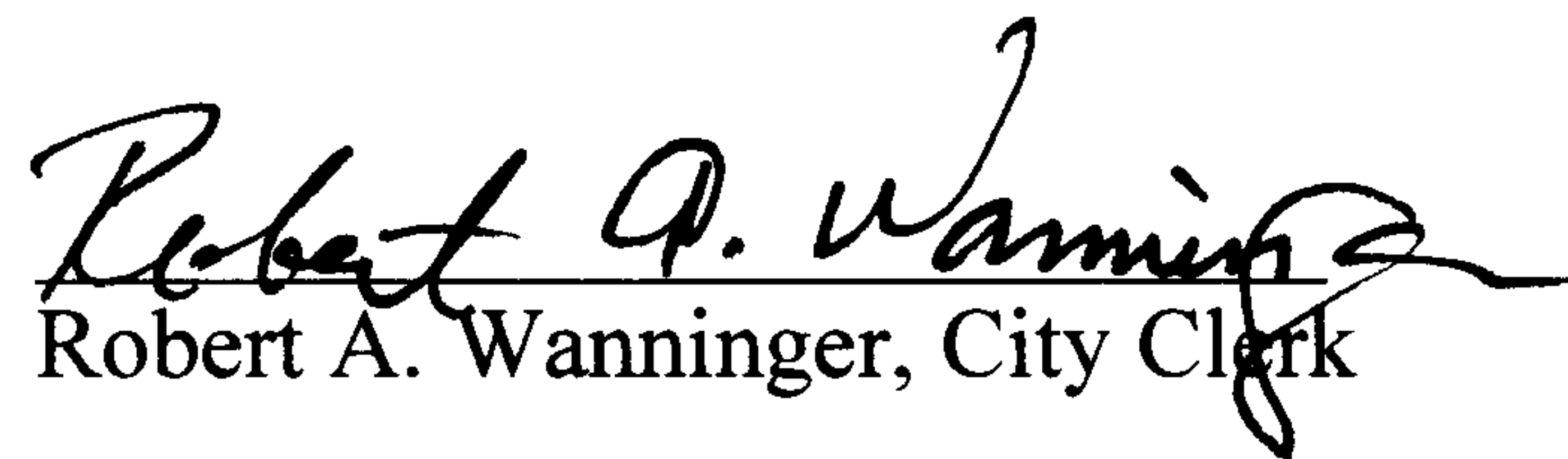
Ordinance Number: X-06-02-07-303

Property Owner(s): K & C Properties, LLC

Property: 15-1-01-0-000-013.000

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 February 7, 2006 as same appears in minutes of record of said meeting, and published by posting copies thereof on February 8, 2006 at the public places listed below, which copies remained posted for five business days (through February 15, 2006).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
Chelsea Middle School, 901 Highway 39, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043


Robert A. Wanninger, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No. X-06-02-07-303

Property Owner(s): K & C Properties, LLC

Property: 15-1-01-0-000-013.000

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;

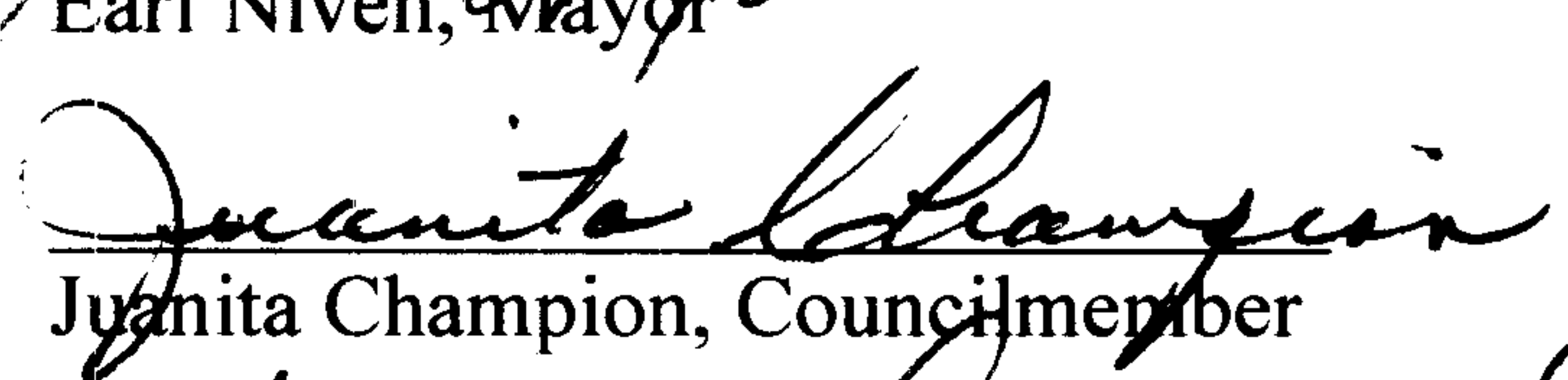
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

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


James V. Ferguson, Councilmember


Juanita Champion, Councilmember



Donald E. King, Councilmember


Jeffrey M. Denton, Councilmember


Bob John Ritchie, Councilmember

Passed and approved 7th day of FEB, 2006.


Robert A. Wanninger, City Clerk


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Shelby Cnty Judge of Probate, AL
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Petition Exhibit A

Property owner(s): K & C Properties, LLC


Property: 15-1-01-0-000-013.000

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 Instrument Number 2006-56460.

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.


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Shelby Cnty Judge of Probate, AL
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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 1st day of Feb, 2005.

Karen Henderson
Witness

Paul M. Kendrick
Owner

74 Merry Glen Lane
Mailing Address
Chelsea, AL 35043

Property Address (if different)

205-965-5741
Telephone Number

Paul Kendrick
Witness

Mike Craft
Owner

78 Lake Kathryn Drive
Mailing Address
Sterrett, AL 35147

Property Address

205 218 3574
Telephone number

Paul Kendrick
Mike Craft

(All owners listed on the deed must sign)



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Shelby Cnty Judge of Probate, AL
04/13/2006 11:58:19AM FILED/CERT

SEND TAX NOTICE TO:
K & C Properties, L.L.C. by Mike Craft its
Member
78 Lake Kathryn Drive
Sterrett, Alabama 35147

This instrument was prepared by
Shannon B. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

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Shelby Cnty Judge of Probate, AL
04/13/2006 11:05:19AM FILED/CERT

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand dollars & no cents (\$250,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Jerry L. Salser and wife, Norma L. Salser (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto K & C Properties, L.L.C. (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

COMMENCING AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 0 DEGREES 17 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 120.00'; THENCE NORTH 88 DEGREES 19 MINUTES 03 SECONDS EAST A DISTANCE OF 64.41 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 447 AND A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 06 MINUTES 37 SECONDS AND A RADIUS OF 663.47', SAID CURVE SUBTENDED BY A CHORD BEARING SOUTH 7 DEGREES 38 MINUTES 36 SECONDS WEST AND A CHORD DISTANCE OF 93.84'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 93.91'; THENCE SOUTH 3 DEGREES 35 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 217.22 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 45 MINUTES 03 SECONDS AND A RADIUS OF 1560.24'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.44' TO THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 48 MINUTES 7 SECONDS WEST AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 284.55'; THENCE SOUTH 60 DEGREES 30 MINUTES 28 SECONDS WEST A DISTANCE OF 552.71 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 590.66 FEET; THENCE SOUTH 0 DEGREES 4 MINUTES 59 SECONDS EAST A DISTANCE OF 618.40'; THENCE NORTH 88 DEGREES 16 MINUTES 00 SECONDS EAST A DISTANCE OF 790.19'; THENCE NORTH 86 DEGREES 46 MINUTES 43 SECONDS EAST A DISTANCE OF 528.03'; THENCE NORTH 0 DEGREES 17 MINUTES 31 SECONDS WEST A DISTANCE OF 788.05'; THENCE NORTH 88 DEGREES 19 MINUTES 3 SECONDS EAST A DISTANCE OF 33.23 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 447 AND A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 35 MINUTES 53 SECONDS AND A RADIUS OF 1560.24', SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 1 DEGREE 32 MINUTES 19 SECONDS EAST AND A CHORD DISTANCE OF 70.74'; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.75' TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY THAT LIES WITHIN THE RIGHT OF WAY OF A ROAD.

SITUATED IN SHELBY COUNTY, ALABAMA

THERE IS ALSO CONVEYED TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS A PERMANENT AND PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND INSTALLATION OF UTILITIES OVER AND ALONG THE EXISTING DIRT DRIVE WHICH LEADS FROM SHELBY COUNTY HIGHWAY NO. 447 IN A WESTERLY AND SOUTHERLY DIRECTION WHICH IS KNOWN AS SHOP ROAD, INCLUDING THE RIGHT TO ACCESS THEREFROM TWO MOBILES HOMES AND/OR MOBILE HOME SITES LOCATED ON THE NORTHERN PORTION OF PARCEL LAND BEING THIS DAY CONVEYED TO JERRY L. SALSER, WHICH SAID EASEMENT AND RIGHT-OF-WAY SHALL BE 32 FEET IN WIDTH, THE CENTERLINE OF WHICH SHALL BE THE

WARRANTY DEED
Client's Choice

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Shelby Cnty Judge of Probate, AL
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EXISTING CENTER LINE OF SAID SHOP ROAD.

THERE IS ALSO CONVEYED TO GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS A PERMANENT AND PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND INSTALLATION OF UTILITIES 32 FEET IN WIDTH LEADING FROM THE SOUTHERN BOUNDARY LINE OF SHOP ROAD SOUTH ALONG SQUIRE DRIVE TO THE POINT OF INTERSECTION WITH THE NORTHERN BOUNDARY OF PROPERTY BEING CONVEYED TO THE SAID JERRY L. SALSER, THE CENTER LINE OF WHICH IS THE CENTER LINE OF SQUIRE DRIVE.

SITUATED IN SHELBY COUNTY, ALABAMA



Norma L. Salser is signing for the purpose of relinquishing her dower lien in the homestead rights.

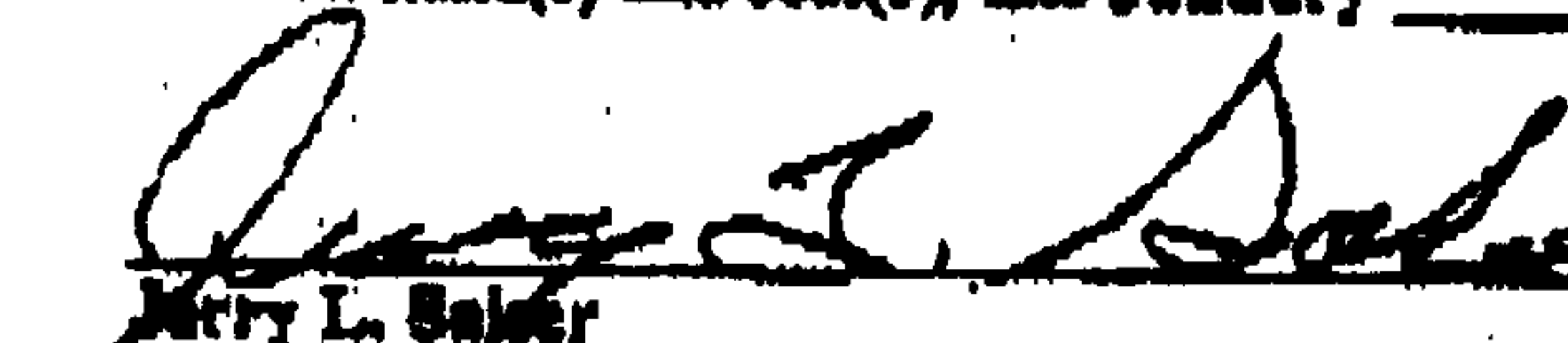
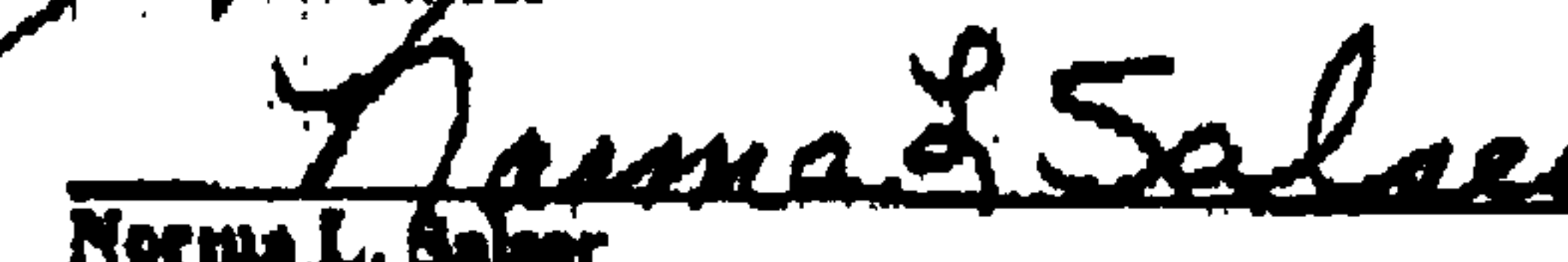
Subject to: (1) Taxes for the year 2004 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 235,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 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; 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this January __, 2006.


Jerry L. Salser (Seal)

Norma L. Salser (Seal)

STATE OF ALABAMA

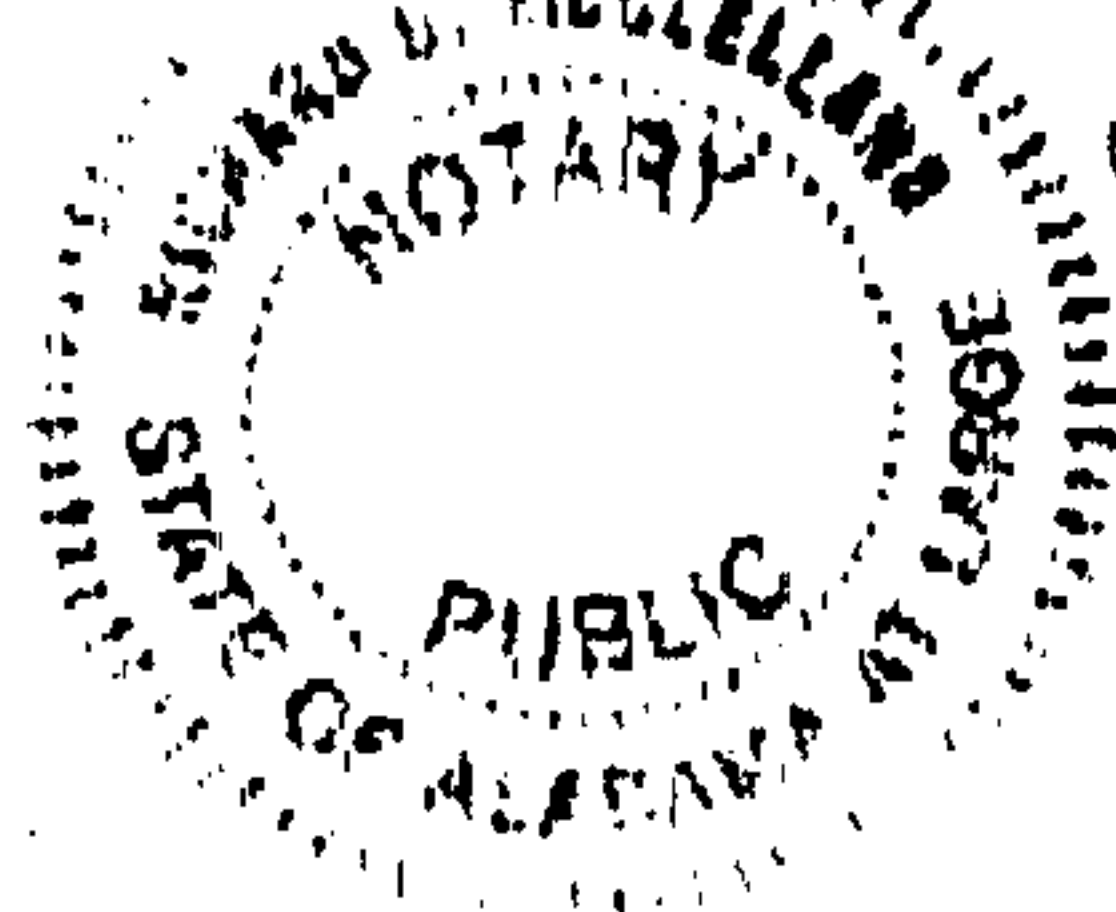
General Acknowledgement

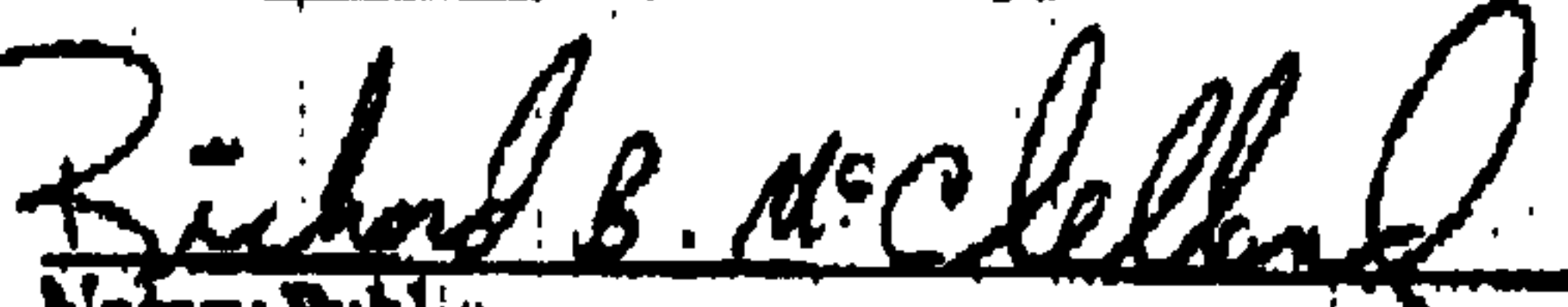
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Salser, a married man married to Norma L. Salser, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of January, 2006.

Shelby County, AL 02/03/2006
State of Alabama
Deed Tax: \$14.50




Richard B. McClellan
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
(Seal) MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

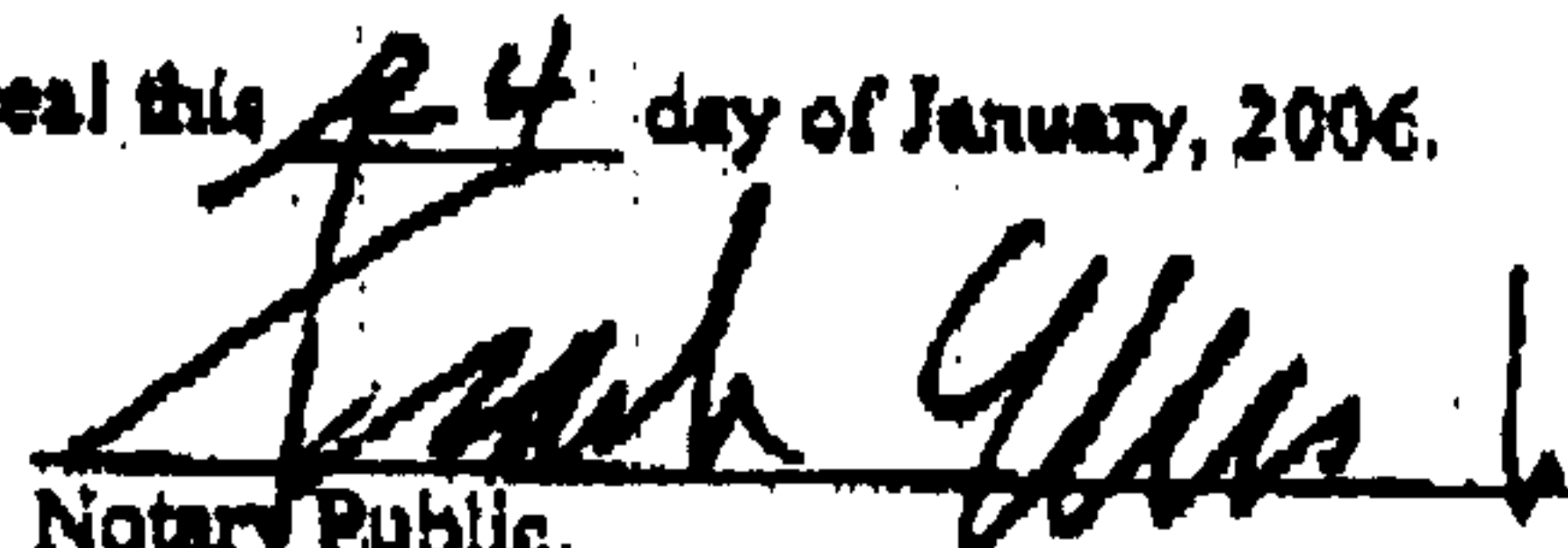
STATE OF ALABAMA

General Acknowledgement


JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma L. Salser, a married woman married to Jerry L. Salser, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of January, 2006.


Notary Public.
(Seal)

WARRANTY DEED
General Office

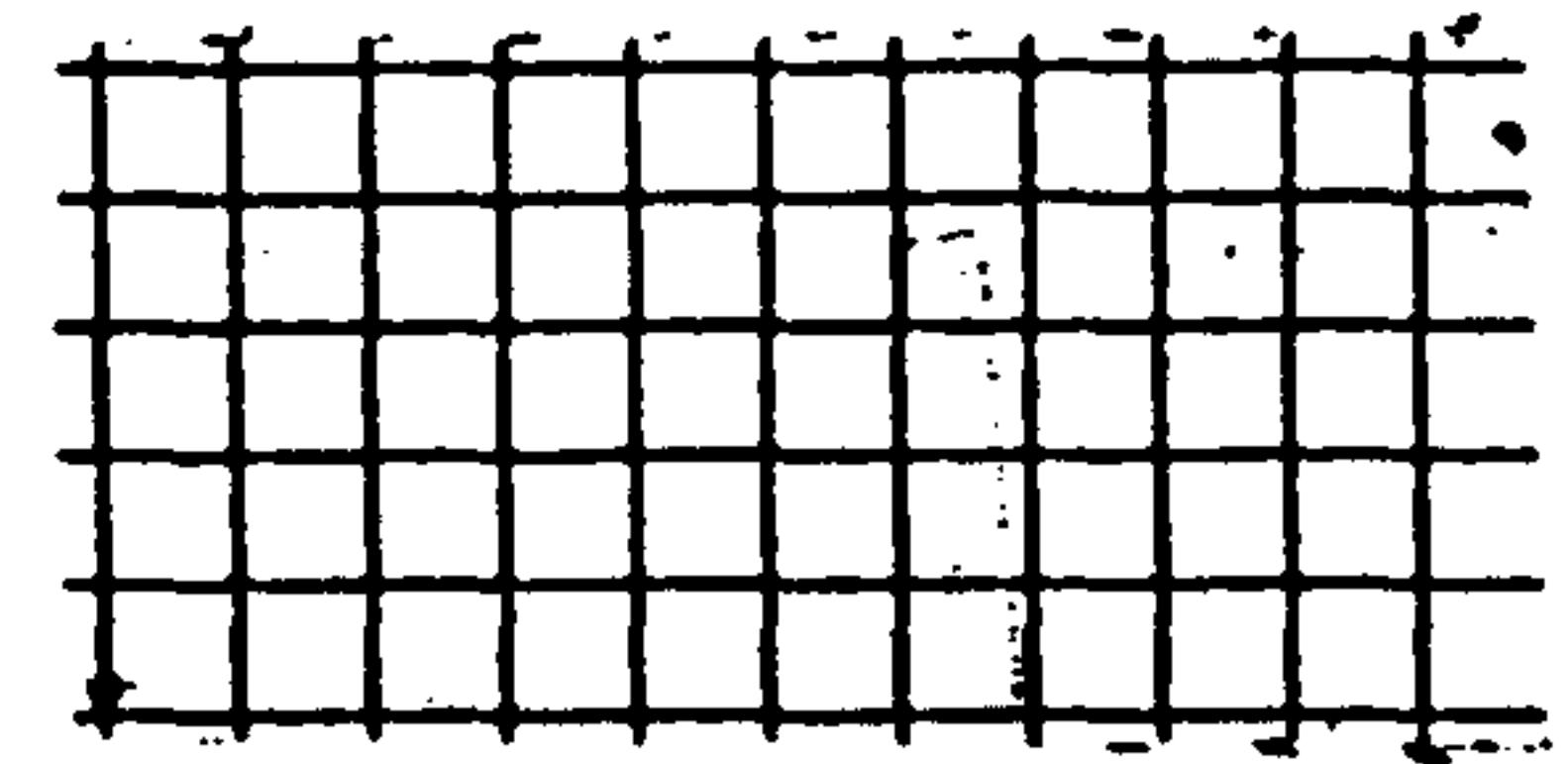

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Shelby Cnty Judge of Probate, AL
04/13/2006 11:58:19AM FILED/CERT

The map displays a complex land survey with the following details:

- Top Left:** A grid area labeled "TOWN ACRES".
- Top Center:** Parcel 1, 200 Ac(c).
- Top Right:** Parcel 4, 32 Ac(c).
- Center:** A large area labeled "28 AC" with horizontal lines.
- Center Right:** Parcel 25, 8.6 Ac(c); Parcel 24, 11 Ac(c); Parcel 23, 567.8 515e; Parcel 22, 420; Parcel 21, 6.7 Ac(c); Parcel 20, 7.1 Ac(c); Parcel 19, 370e; Parcel 18, 347.48; Parcel 17, 342.82; Parcel 16, 300.74; Parcel 15, 17.001; Parcel 14, 17.002; Parcel 13, 334.59; Parcel 12, 320.
- Bottom Left:** Parcel 10, 18 Ac(c); Parcel 9, 31 Ac(c); Parcel 8, 10.001; Parcel 7, 12 Ac(c); Parcel 6, 12 Ac(c); Parcel 5, 5 Ac(c); Parcel 4, 5 Ac(c); Parcel 3, 13 Ac(c); Parcel 2, 16.001 5 Ac; Parcel 1, 21 Ac(c); Parcel 0, 4.004 6.15 Ac; Parcel -1, 4.003 5.39 AC; Parcel -2, 4.002 5.006; Parcel -3, 5.005; Parcel -4, 5.001 Ac(c); Parcel -5, 5.002; Parcel -6, 5.003; Parcel -7, 5.004; Parcel -8, 5.005; Parcel -9, 5.006; Parcel -10, 5.007; Parcel -11, 5.008; Parcel -12, 5.009; Parcel -13, 5.010; Parcel -14, 5.011; Parcel -15, 5.012; Parcel -16, 5.013; Parcel -17, 5.014; Parcel -18, 5.015; Parcel -19, 5.016; Parcel -20, 5.017; Parcel -21, 5.018; Parcel -22, 5.019; Parcel -23, 5.020; Parcel -24, 5.021; Parcel -25, 5.022; Parcel -26, 5.023; Parcel -27, 5.024; Parcel -28, 5.025; Parcel -29, 5.026; Parcel -30, 5.027; Parcel -31, 5.028; Parcel -32, 5.029; Parcel -33, 5.030; Parcel -34, 5.031; Parcel -35, 5.032; Parcel -36, 5.033; Parcel -37, 5.034; Parcel -38, 5.035; Parcel -39, 5.036; Parcel -40, 5.037; Parcel -41, 5.038; Parcel -42, 5.039; Parcel -43, 5.040; Parcel -44, 5.041; Parcel -45, 5.042; Parcel -46, 5.043; Parcel -47, 5.044; Parcel -48, 5.045; Parcel -49, 5.046; Parcel -50, 5.047; Parcel -51, 5.048; Parcel -52, 5.049; Parcel -53, 5.050; Parcel -54, 5.051; Parcel -55, 5.052; Parcel -56, 5.053; Parcel -57, 5.054; Parcel -58, 5.055; Parcel -59, 5.056; Parcel -60, 5.057; Parcel -61, 5.058; Parcel -62, 5.059; Parcel -63, 5.060; Parcel -64, 5.061; Parcel -65, 5.062; Parcel -66, 5.063; Parcel -67, 5.064; Parcel -68, 5.065; Parcel -69, 5.066; Parcel -70, 5.067; Parcel -71, 5.068; Parcel -72, 5.069; Parcel -73, 5.070; Parcel -74, 5.071; Parcel -75, 5.072; Parcel -76, 5.073; Parcel -77, 5.074; Parcel -78, 5.075; Parcel -79, 5.076; Parcel -80, 5.077; Parcel -81, 5.078; Parcel -82, 5.079; Parcel -83, 5.080; Parcel -84, 5.081; Parcel -85, 5.082; Parcel -86, 5.083; Parcel -87, 5.084; Parcel -88, 5.085; Parcel -89, 5.086; Parcel -90, 5.087; Parcel -91, 5.088; Parcel -92, 5.089; Parcel -93, 5.090; 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Exhibit C

Chelsea City Limits



Area to be annexed

58-15-1



20060413000172240 7/7 \$29.00
Shelby Cnty Judge of Probate, AL
04/13/2006 11:58:19AM FILED/CERT