



20060413000172250 1/7 \$29.00
Shelby Cnty Judge of Probate, AL
04/13/2006 11:58:20AM FILED/CERT

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

Certification
Of
Annexation Ordinance

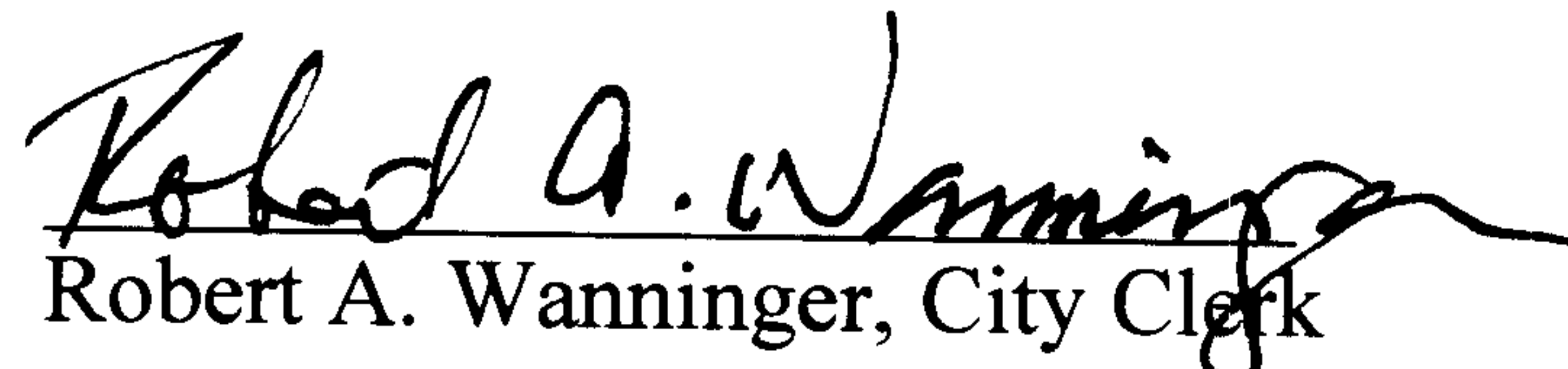
Ordinance Number: X-05-12-06-292

Property Owner(s): Peeples, Mark A.

Property: 09-7-26-0-001-023.000

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 December 6, 2005, as same appears in minutes of record of said meeting, and published by posting copies thereof on December 7, 2005, at the public places listed below, which copies remained posted for five business days (through December 14, 2005).

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-05-12-06-292

Property Owner(s): Peeples, Mark A.

Property: 09-7-26-0-001-023.000

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

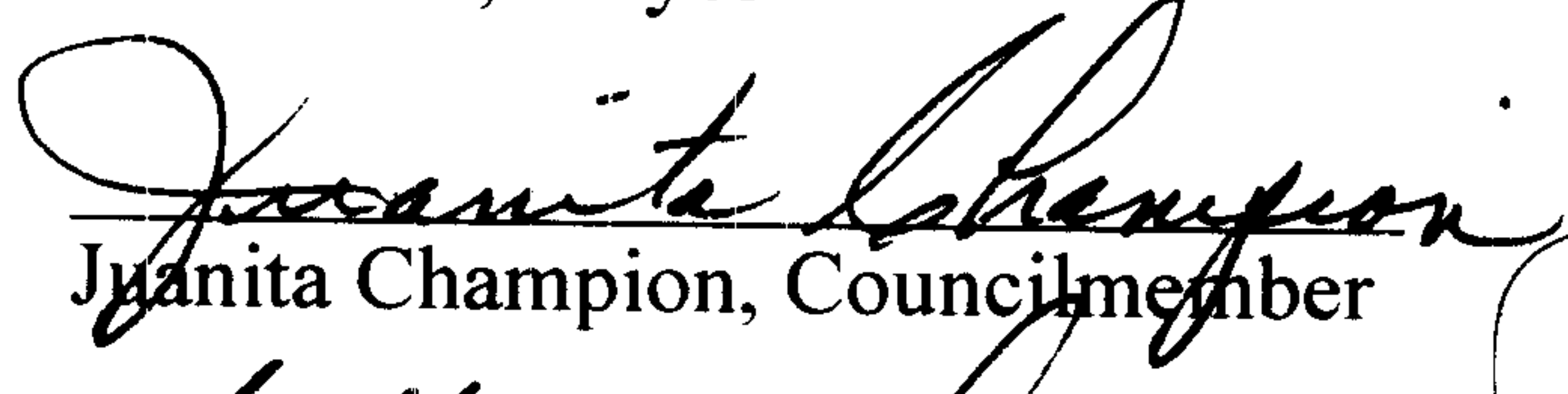
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned AR which together is contiguous to the corporate limits of Chelsea;

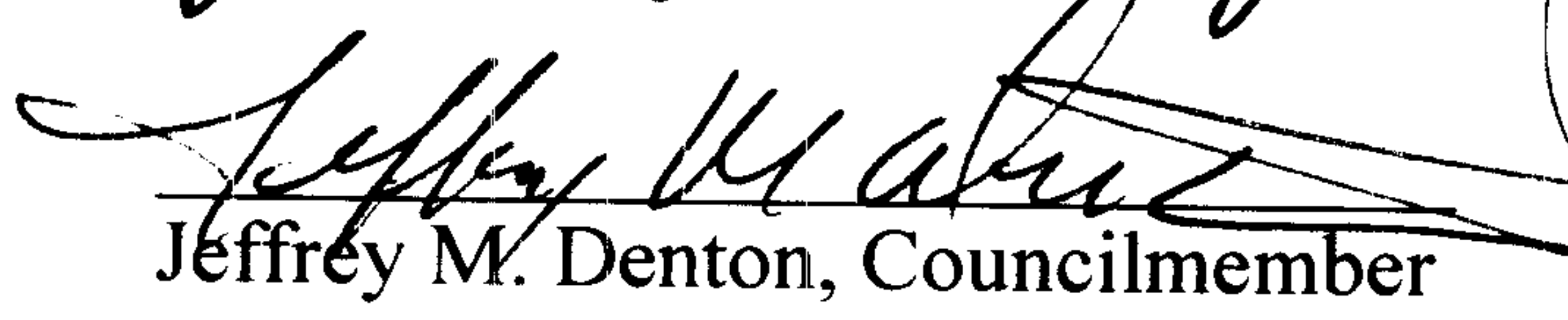
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

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

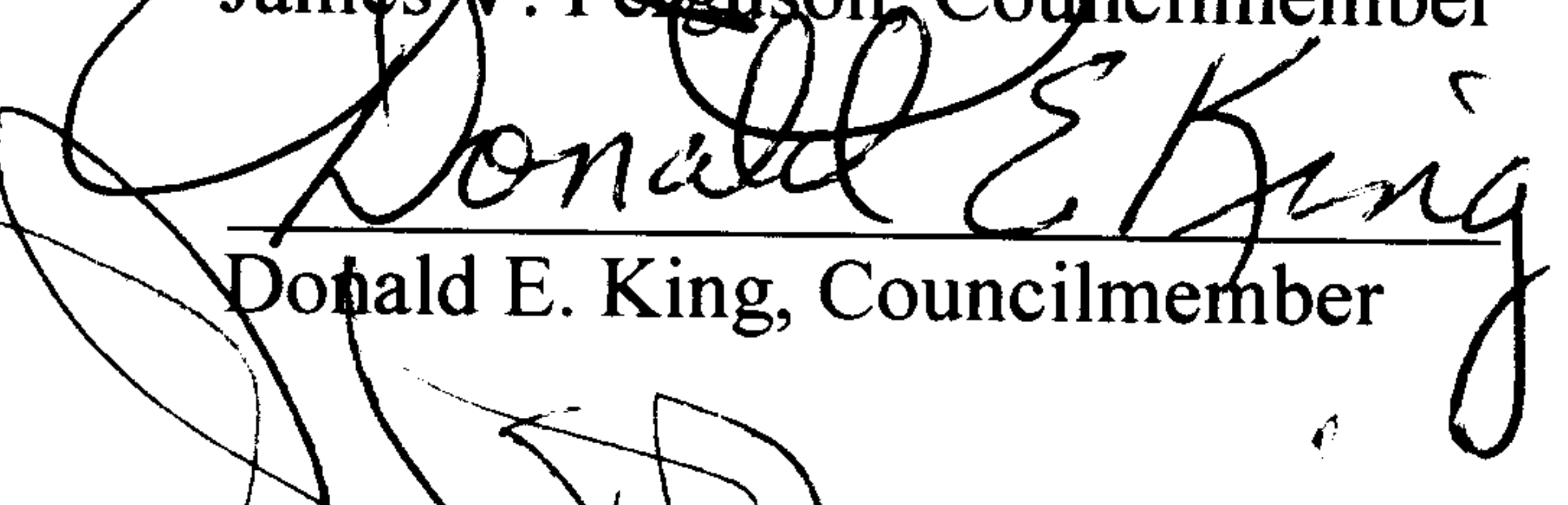
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

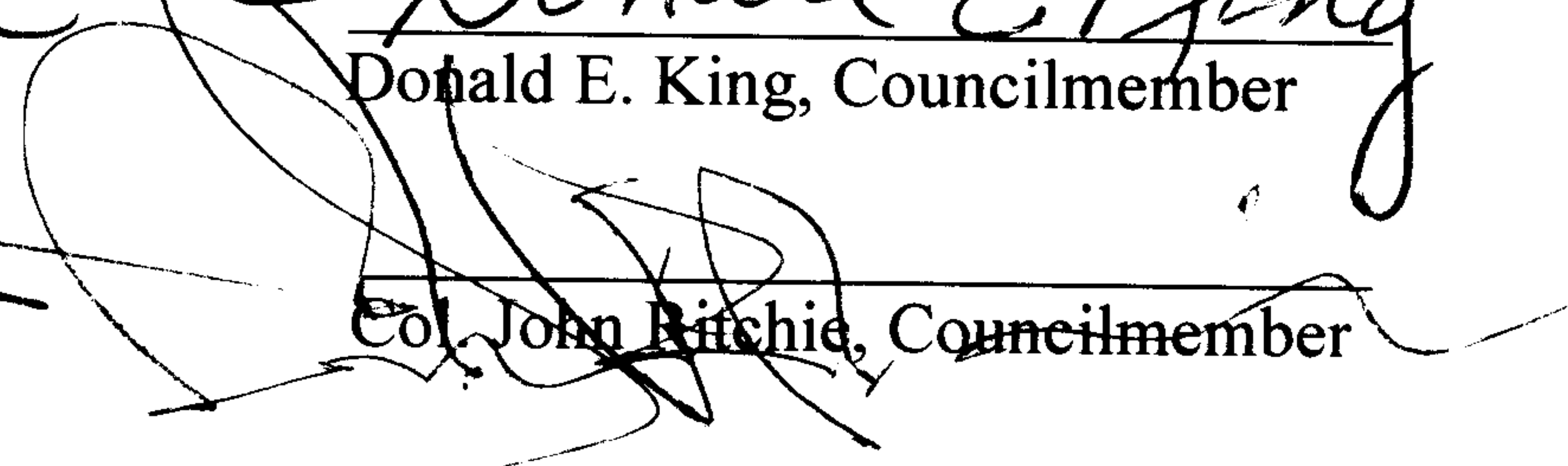
Earl Niven, Mayor


Juanita Champion, Councilmember


Jeffrey M. Denton, Councilmember


James V. Ferguson, Councilmember


Donald E. King, Councilmember


Col. John Ritchie, Councilmember

Passed and approved 6th day of Dec., 2005.


Robert A. Wanninger, City Clerk

Petition Exhibit A

Property owner(s): Peeples, Mark A.

Property: 09-7-26-0-001-023.000

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 2005-623470.

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.

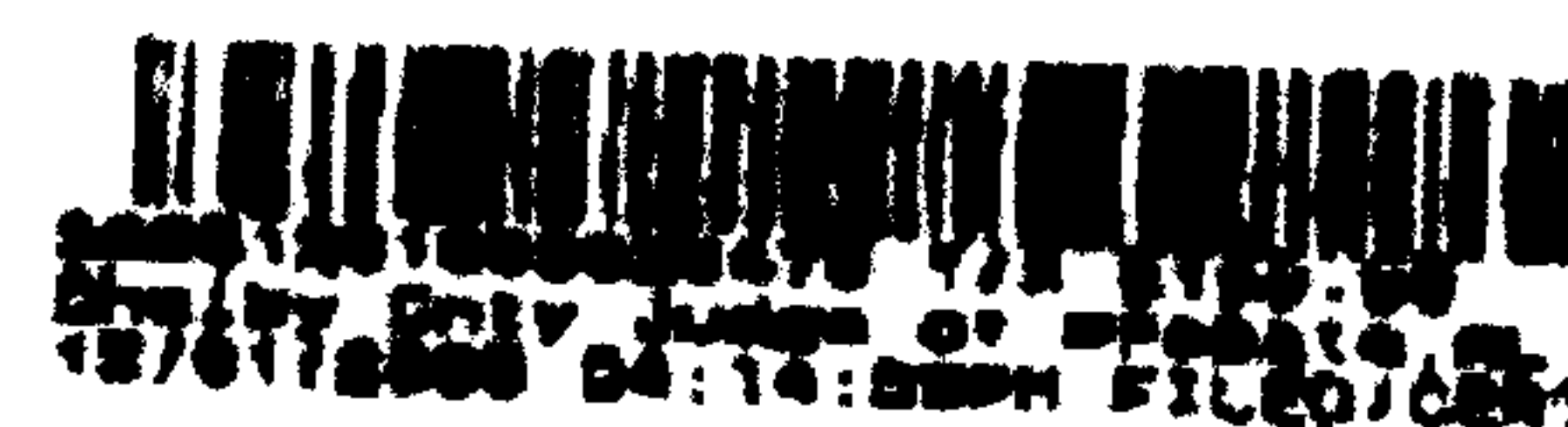


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Send Tax Notice To:
MJM Chelton, LLC
402 Office Park Dr. Suite G-115
Shelby County, Alabama 36223

per recording office

20051201000623470



This instrument was prepared by:
Mike T. Atchison
P O Box 523
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of ONE MILLION EIGHT HUNDRED FIFTY THOUSAND and NO/100 (\$1,850,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

SAMMY JOE ROBINSON AND WIFE, SANDRA ROBINSON
grant, bargain, sell and convey unto,

MJM Chelton, LLC

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$1,850,000.00 of the above-recited consideration was paid from a first mortgage 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of November, 2005.

SAMMY JOE ROBINSON

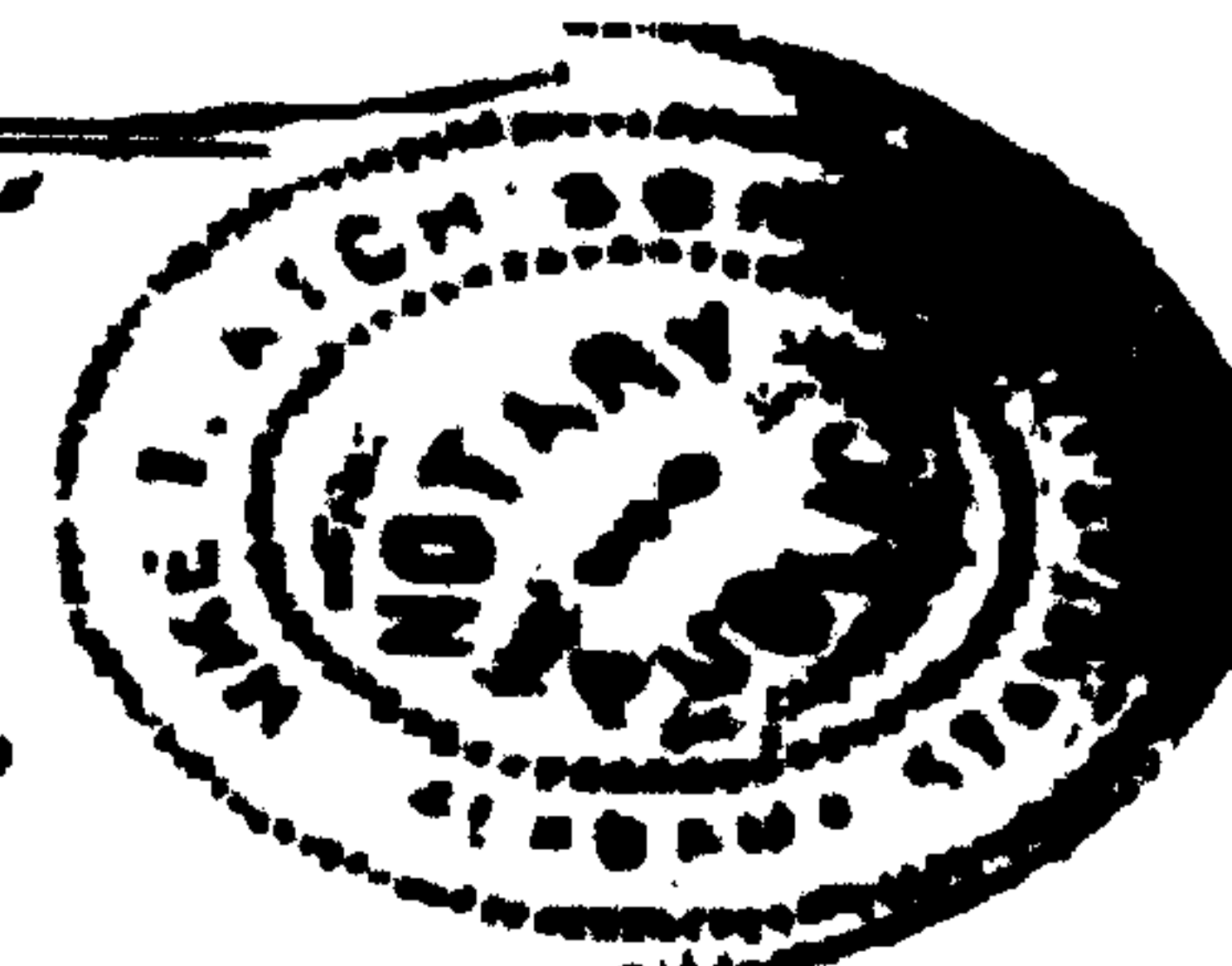
SANDRA ROBINSON

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, **MICHAEL T ATCHISON**, a Notary Public in and for said County, in said State, hereby certify that

SAMMY JOE ROBINSON AND SANDRA ROBINSON
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 21st day of November, 2005.

Notary Public
My Commission Expires: 10-16-08



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870-8859

Exhibit "A" Legal Description

2001-201000023170

Shelby County Judge of Probate, AL
12/07/2005 04:12:00 PM FILED/CERT

A part of the Southwest ¼ of the Northwest ¼ and part of the Northwest ¼ of the Southwest ¼ of Section 26, Township 19, Range 1 West, more particularly described as follows, to-wit:

Commence at a point where the East boundary line of the Southwest ¼ of the Northwest ¼ of Section 26, Township 19, Range 1 West, is intersected by the South right-of-way line of the Alabama Highway No. 91, for point of beginning; thence run Westerly along the Southern boundary of said highway right-of-way a distance of 789.28 feet to a point; thence turn to the left and run Southerly parallel with the Western boundary of said ¼ - ¼ Section, and extension of the same, a distance of 800.0 feet, more or less, to the North ROW line of the proposed four lane U. S. Highway No. 280 as presently sited; thence turn to the left and run Northeasterly along the North ROW line of said proposed four lane U. S. Highway No. 280, as the same is now sited to a point on the Eastern boundary of the Northwest ¼ of the Southwest ¼ of Section 26, Township 19, Range 1 West; thence turn to the left and run Northerly along the Eastern boundary of the Northwest ¼ of the Southwest ¼ and continuing Northerly along the Eastern boundary of the Southwest ¼ of the Northwest ¼ of Section 26, Township 19, Range 1 West, to the point of beginning; situated in Shelby County, Alabama.

LESS AND EXCEPT:

A part of the Southwest ¼ of the Northwest ¼ of Section 26, Township 19 South, Range 1 West, more particularly described as follows:

Commence at a point on the East boundary line of the Southwest ¼ of the Northwest ¼ of said Section 26 where the same is intersected by the South right-of-way line of Alabama Highway No. 91 for point of commencement; thence run Westerly along the Southern boundary of said Highway right-of-way a distance of 269.28 feet to the point of beginning of the property herein conveyed; thence continue in the same direction along a Southerly right-of-way line of Alabama Highway No. 91 a distance of 420 feet to a point; thence turn to the left and run Southerly parallel with the Western boundary of said ¼ - ¼ Section a distance of 210 feet to a point; thence turn to the left and run Easterly parallel with the Southern boundary or right-of-way line of Alabama Highway No. 91 a distance of 420 feet more or less to a point on the Westerly boundary line of that certain property conveyed to Mary Gantt Yost and Julia Gantt Kennelman by deed dated October 10, 1957, and recorded in Book 189, Page 490, in the Probate Records of Shelby County, Alabama; thence turn to the left and run Northerly or Northeasterly a distance of 210 feet, more or less, to point of beginning.

ALSO LESS AND EXCEPT:

A part of the Southwest ¼ of Northwest ¼, Section 26, Township 19 South, Range 1 West, described as follows:

Commence at the Southeast corner of the Southwest ¼ of Northwest ¼ of said Section 26 and run North along East boundary of said ¼ - ¼ Section a distance of 343.5 feet to the point of beginning; from said point of beginning continue North along the East boundary of said ¼ - ¼ Section for a distance of 343.0 feet to a point on the South right-of-way line of U. S. Highway No. 280; thence run in a Westerly direction along the South right-of-way line of said highway a distance of 240 feet; thence turn an angle of 82 degrees 25 minutes to the left and proceed South 3 degrees 03 minutes West for a distance of 224.1 feet; thence turn an angle of 15 degrees 00 minutes to the left and proceed South 11 degrees 57 minutes East for a distance of 138.9 feet; thence run North 86 degrees 04 minutes East a distance of 224.93 feet to the point of beginning, situated in Shelby County, Alabama.

Shelby County, AL 12/01/2005
State of Alabama
Deed Tax: \$100.00



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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 23 day of NOV, 2005.

Mike Hopper
Witness

Mark A. Peoples
Owner

402 OFFICE PARK DR. SUITE E-115
Mailing Address

BIRMINGHAM, AL. 35223
Property Address (if different)

(205) 870-4472
Telephone Number

Witness

Owner

Mailing Address


Property Address

Telephone number

(All owners listed on the deed must sign)



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Tax ID Map Number
58-09-07-26



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