


## City of Chelsea

P.O. Box 111  
Chelsea, Alabama

  
20070329000141730 1/8 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/29/2007 12:04:11PM FILED/CERT

Certification  
Of  
Annexation Ordinance

Ordinance Number: X-04-03-16-239

Property Owner(s): Davis, Rodney


Property: 58-15-5-16-3-001-004.001

I, Becky C. Landers, 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 March 16, 2004, as same appears in minutes of record of said meeting, and published by posting copies thereof on March 17, 2004 at the public places listed below, which copies remained posted for five business days (through March 23, 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

  
Becky C. Landers, City Clerk

## City of Chelsea, Alabama

Annexation Ordinance No. X-04-03-16-239

Property Owner(s): Davis, Rodney

Property: 58-15-5-16-3-001-004.001

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

**Whereas**, the attached written petition requesting that the above-noted property be annexed to the City of Chelsea has been filed with the Chelsea City Clerk; and

**Whereas**, said petition has been signed by the owner(s) of said property; and

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

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

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

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

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

  
 Earl Niven, Mayor

  
 Jimmy Lovvorn, Councilmember

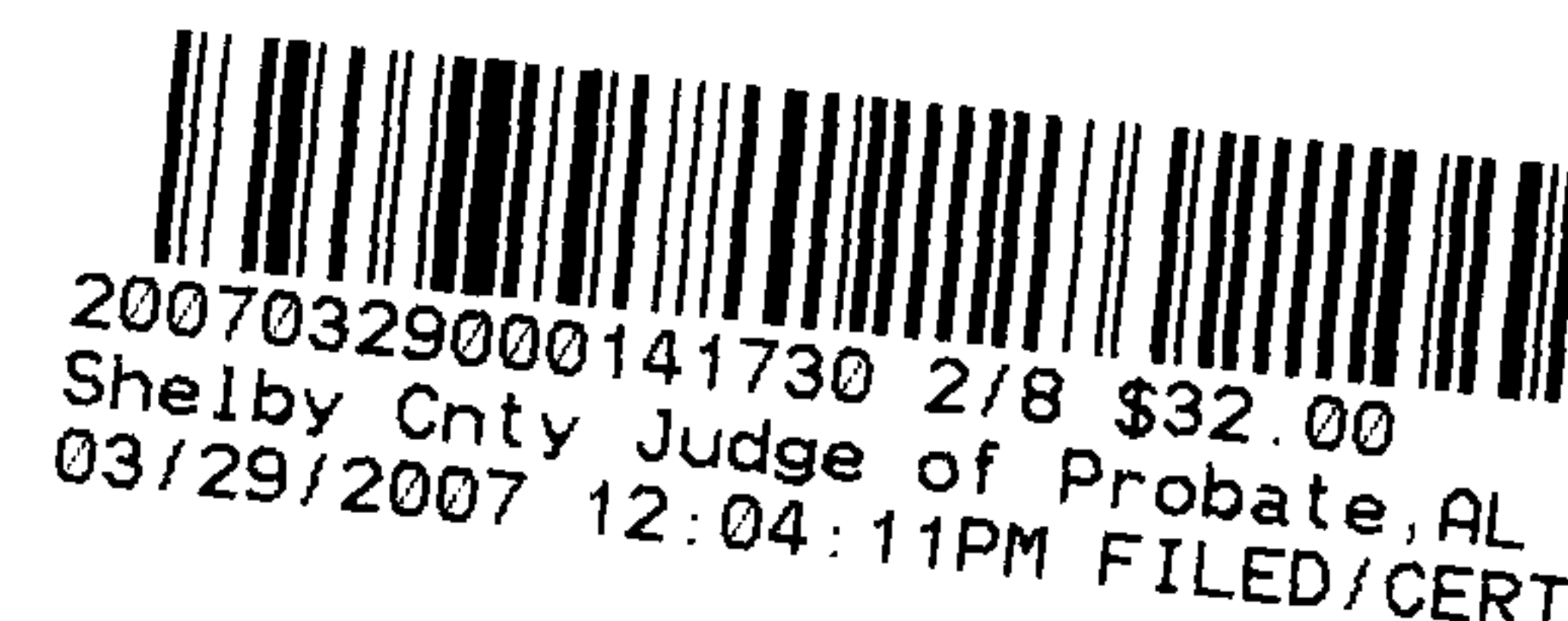
  
 Richard Conkle, Councilmember

  
 S. Earl Niven, Jr., Councilmember

  
 Doug Ingram, Councilmember


  
 John Ritchie, Councilmember

Passed and approved 16 day of MARCH, 2004.

  
 Robert A. Wanninger, City Clerk




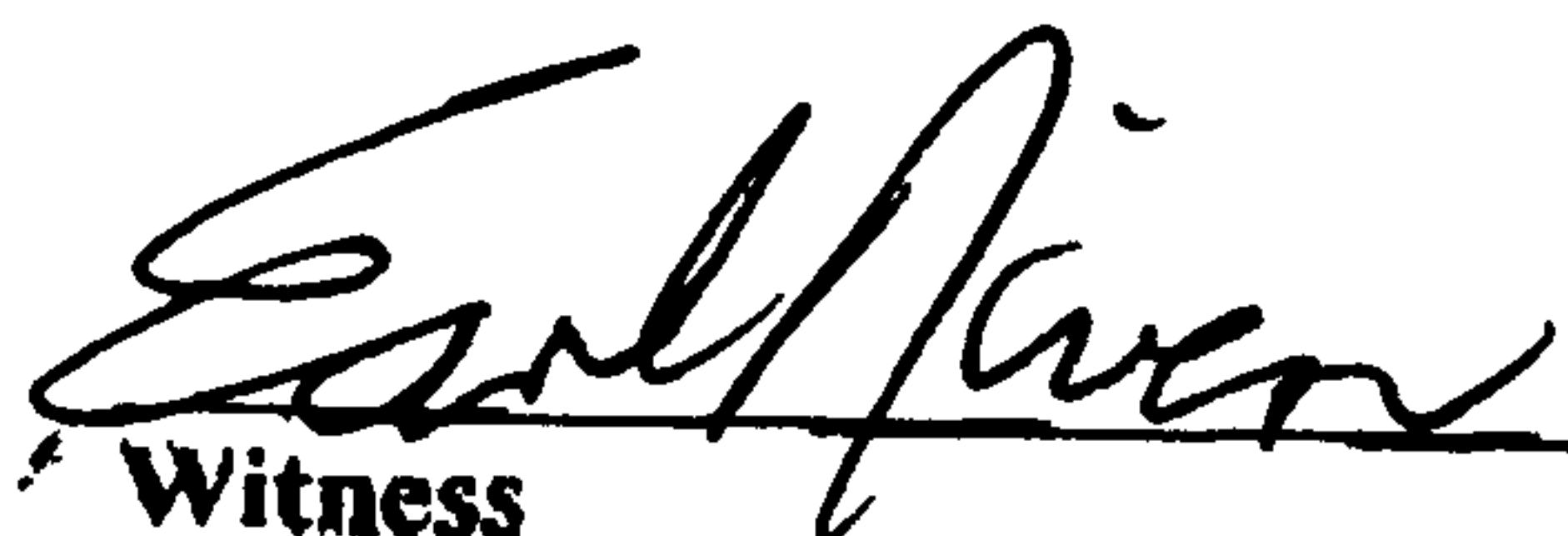
City Clerk  
City of Chelsea  
P.O. Box 111  
Chelsea, Alabama 35043

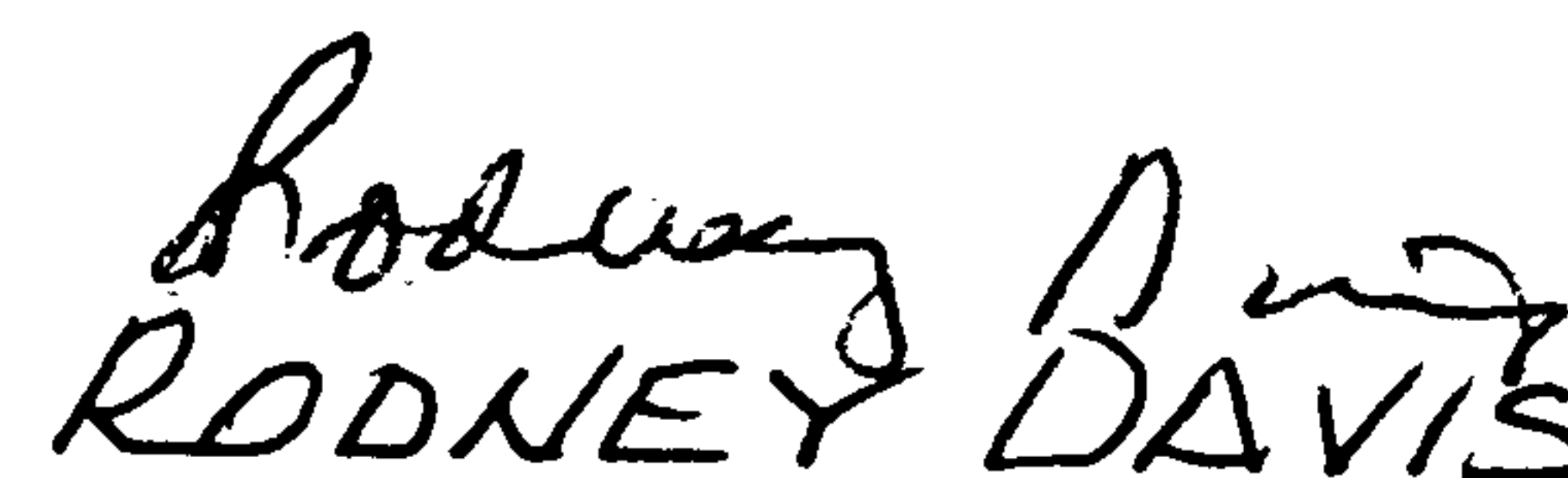
  
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Shelby Cnty Judge of Probate, AL  
03/29/2007 12:04:11PM FILED/CERT

## 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 12<sup>TH</sup> day of FEB, 2004

  
Witness

  
RODNEY DAVIS  
Owner

P.O. Box 471  
Mailing Address CHELSEA, AL. 35043  
50 ± ACRES, SOUTH OF BARON LANE & NORTH  
OF CO. RD. 69, & EAST OF EMERALD PARK DEV.  
Property Address (if different)

678-6519  
Telephone Number

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Telephone number

(All owners listed on the deed must sign)



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## Petition Exhibit A

Property owner(s): Davis, Rodney

Property: 58-15-5-16-3-001-004.001

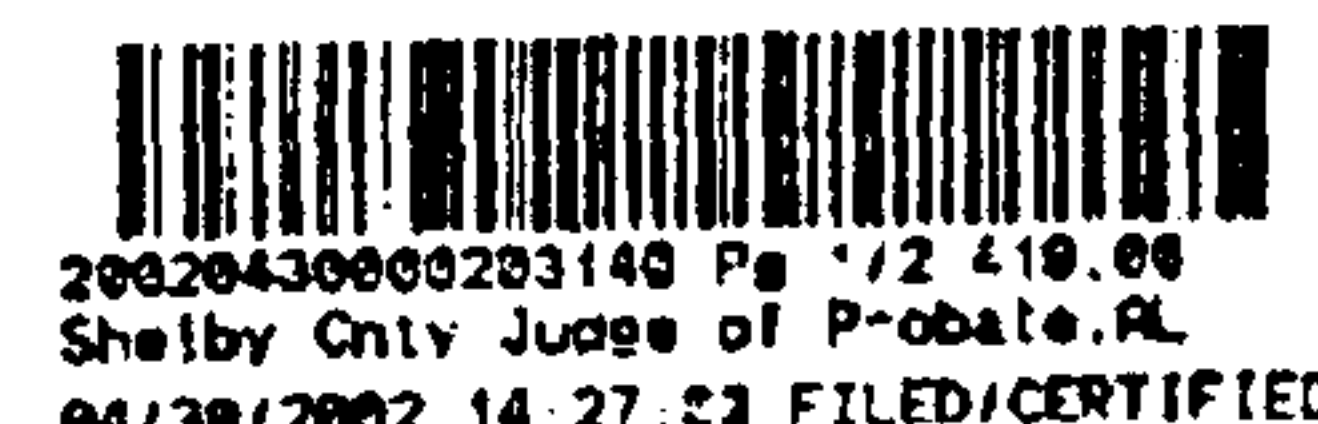
### Property Description

The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B) Which was recorded with the Shelby County judge of probate as part of 2003-662580 and 2002-203140.

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.





VALUE: \_\_\_\_\_

SEND TAX NOTICE TO:

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbianna, AL 35051

Rodney E. DavisP. O. Box 471Chelsea, Alabama 35043

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Four Thousand Seven Hundred Twelve and no/100 Dollars (\$404,712.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Laurence D. Weygand and wife, Jane C. Weygand (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Rodney E. Davis (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

## PARCEL I:

Part of the NW 1/4 of the SW 1/4 of Section 16, and part of the NE 1/4 of the SE 1/4 of Section 17, both in Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted southeast corner of Lot 9, First Sector Chelsea Acres South, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 15, Page 64, run in a westerly direction along the south line of said Lot 9 for a distance of 245.0 feet to the southwest corner of said Lot 9; thence turn an angle to the left of 90 degrees and run in a southerly direction along the east right-of-way line of Baron Circle for a distance of 65.0 feet to an existing iron rebar; thence turn an angle to the right of 90 degrees and run in a westerly direction for a distance of 283.77 feet to a point on the east line of Lot 11 of said First Sector Chelsea Acres South; thence turn an angle to the left of 105 degrees 34 minutes 12 seconds and run in a southeasterly direction along the east line of said Lot 11 for a distance of 44.34 feet to the most southerly corner of said Lot 11; thence turn an angle to the right of 8 degrees 37 minutes 01 seconds and run in a southerly direction along the east line of Lot 13 of said First Sector Chelsea Acres South for a distance of 98.0 feet; thence turn an angle to the right of 21 degrees 16 minutes 44 seconds and run in a southwesterly direction along the east line of said Lot 13 for a distance of 501.80 feet to an existing iron rebar being the most southerly corner of said Lot 13; thence turn an angle to the left of 39 degrees 23 minutes 03 seconds and run in a southeasterly direction along the northeast right-of-way line of Shelby County Highway #69 for a distance of 174.34 feet to an existing iron rebar; thence turn an angle to the left of 64 degrees 57 minutes 06 seconds and run in an easterly direction along the south line of the NE 1/4 of the SE 1/4 of said Section 17 for a distance of 502.87 feet to an existing concrete monument being the locally accepted southeast corner of said NE 1/4 of SE 1/4 of said Section 17; thence turn an angle to the left of 76 degrees 54 minutes 43 seconds and run in a northeasterly direction for a distance of 250.56 feet to an existing iron rebar; thence turn an angle to the left of 13 degrees 00 minutes 11 seconds and run in a northerly direction for a distance of 581.95 feet to an existing iron rebar; thence turn an angle to the left of 12 degrees 19 minutes 45 seconds and run in a northwesterly direction for a distance of 23.56 feet, more or less, to the point of beginning. Containing 10.42 acres, more or less.

According to the survey of Laurence D. Weygand, R.L.S. # 10373, dated March 28, 2002.

## PARCEL II:

A parcel of land situated in the SW 1/4 of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of the SE 1/4 of the SW 1/4 of said Section 16; thence South 88 degrees 31 minutes 12 seconds West, a distance of 1,321.17 feet; thence South 87 degrees 56 minutes 03

(page one of two)

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seconds West, a distance of 654.45 feet; thence North 01 degrees 05 minutes 42 seconds West, a distance of 1,159.08 feet; thence North 49 degrees 53 minutes 20 seconds East, a distance of 63.07 feet to the center of an 100-foot Alabama Power Company right of way; thence South 86 degrees 06 minutes 25 seconds East and along the center of said right of way, a distance of 565.77 feet; thence North 05 degrees 33 minutes 48 seconds East and leaving said right of way, a distance of 199.00 feet; thence North 45 degrees 22 minutes 38 seconds East, a distance of 61.44 feet to the point of a non tangent curve to the right, having a radius of 252.00 feet, a delta angle of 16 degrees 01 minutes 29 seconds and subtended by a chord which bears South 36 degrees 29 minutes 19 seconds East, a chord distance of 70.25 feet; thence along said curve an arc distance of 70.48 feet; thence South 28 degrees 28 minutes 35 seconds East, a distance of 226.03 feet to the center of a 100-foot Alabama Power Company right of way; thence South 86 degrees 02 minutes 51 seconds East, and along the center of said right of way, a distance of 1,165.62 feet; thence South 00 degrees 29 minutes 58 seconds East, a distance of 1,009.11 feet to the point of beginning. Containing 50.90 acres, more or less.

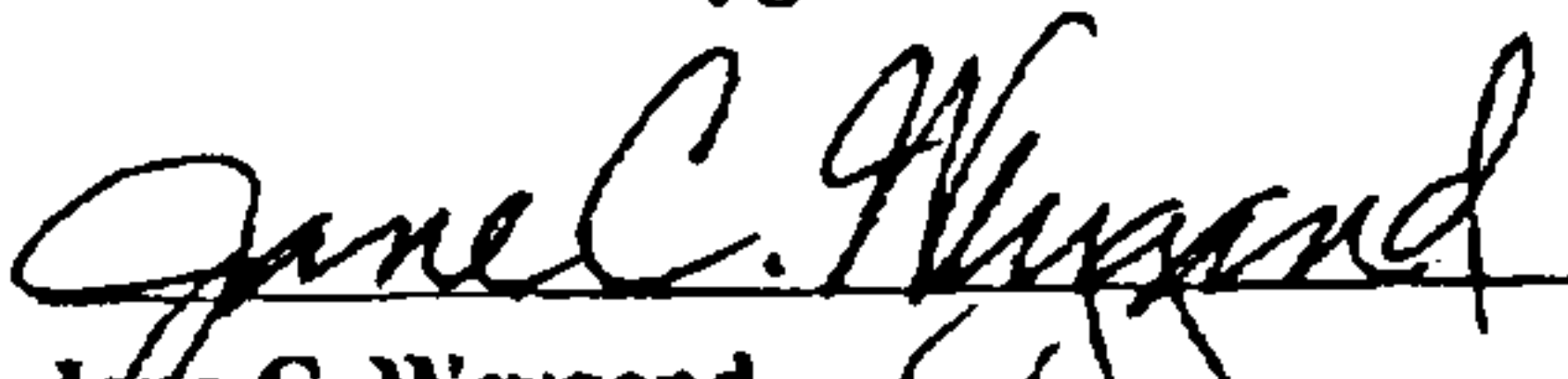
According to survey of Donald W. Wheeler, RLS #23340, dated April 23, 2002.

**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**, I (we) have hereunto set my hand(s) and seal(s), this 30th day of April, 2002.

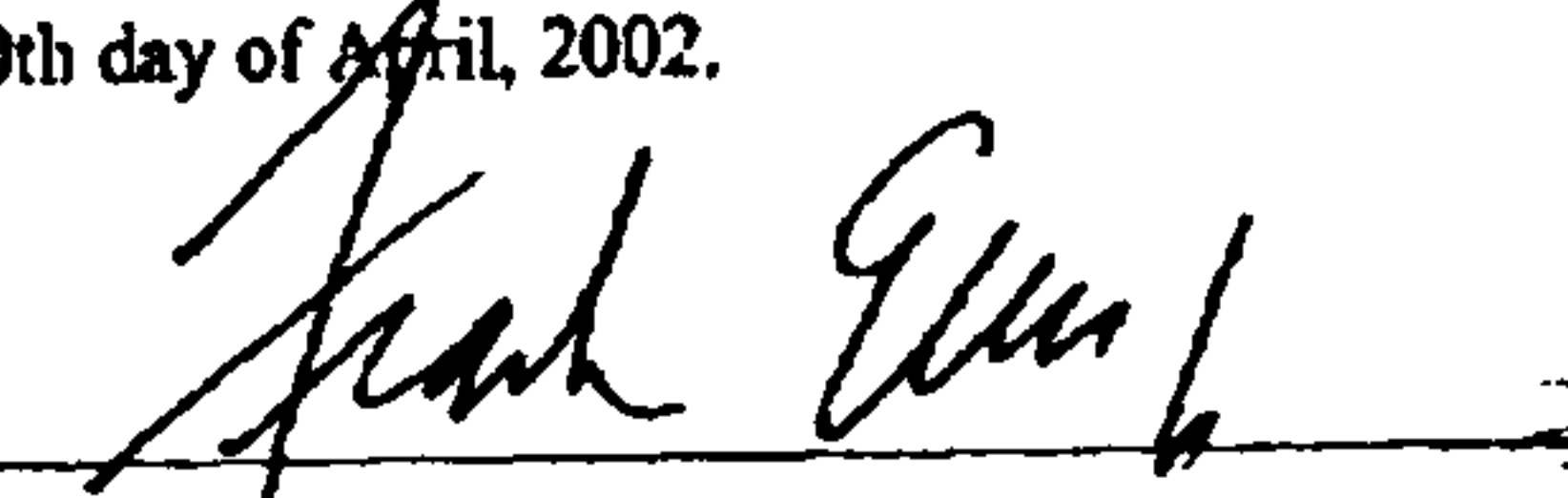
 (SEAL)  
Laurence D. Weygand


 (SEAL)  
Jane C. Weygand

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laurence D. Weygand and wife, Jane C. Weygand, 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 30th day of April, 2002.

  
Notary Public

  
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Shelby Cnty Judge of Probate, AL  
03/29/2007 12:04:11PM FILED/CERT

(page two of two)


FEB-19-2004 THU 10:10 TEL:

NAME:

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COPY

VALUE: \$500.00


  
20031002000000000000 Pg 1/1 10.00
   
Shelby Cnty Judge of Probate, AL
   
10/02/2003 08:02:00 FILED/CERTIFIED

SEND TAX NOTICE TO:

Rodney E. Davis


P. O. Box 471

Chelsea, AL 35043

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY


  
20070329000141730 7/8 \$32.00
   
Shelby Cnty Judge of Probate, AL
   
03/29/2007 12:04:11PM FILED/CERT

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and exchange of real estate to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James W. Elliott** and wife, **Melanie D. Elliott** (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto **Rodney E. Davis** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of Section 21, Township 20 South, Range 1 West, Shelby county, Alabama, and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of NW 1/4 Section 21, Township 20 South, Range 1 West; thence S 87° 56' 03" W, a distance of 588.07 feet to a point, said point being the POINT OF BEGINNING; thence S 23° 10' 52" W, a distance of 150.90 feet to a point on the Northeasterly ROW of Shelby county Hwy 69; thence N 51° 39' 14" W along said ROW, a distance of 214.00 feet; thence N 88° 44' 05" E and leaving said ROW, a distance of 160.93 feet; thence N 87° 56' 03" E, a distance of 66.39 feet to the POINT OF BEGINNING.

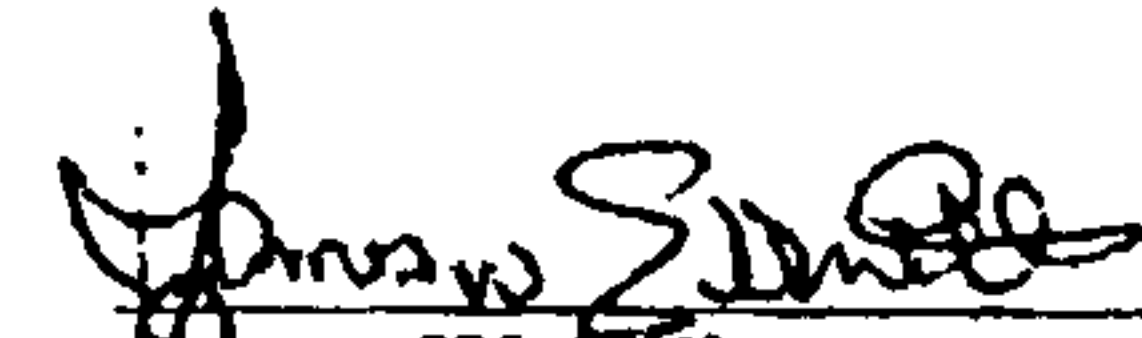
Said parcel containing 0.36 acres, more or less.

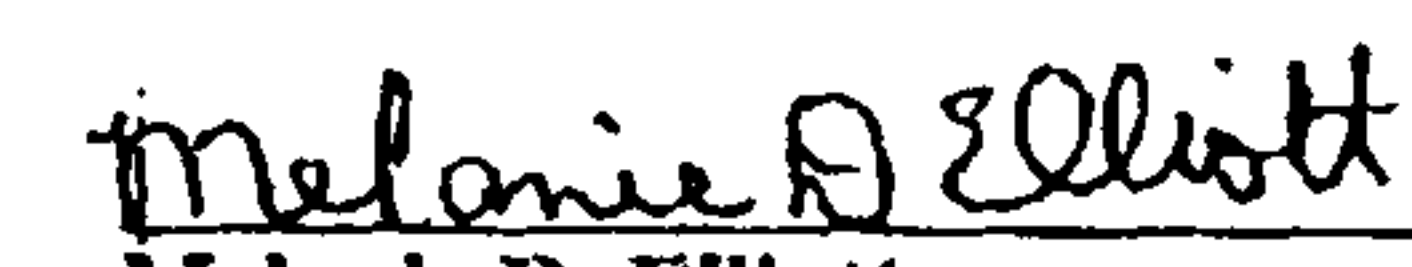
(No verification of compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 1st day of October, 2003.

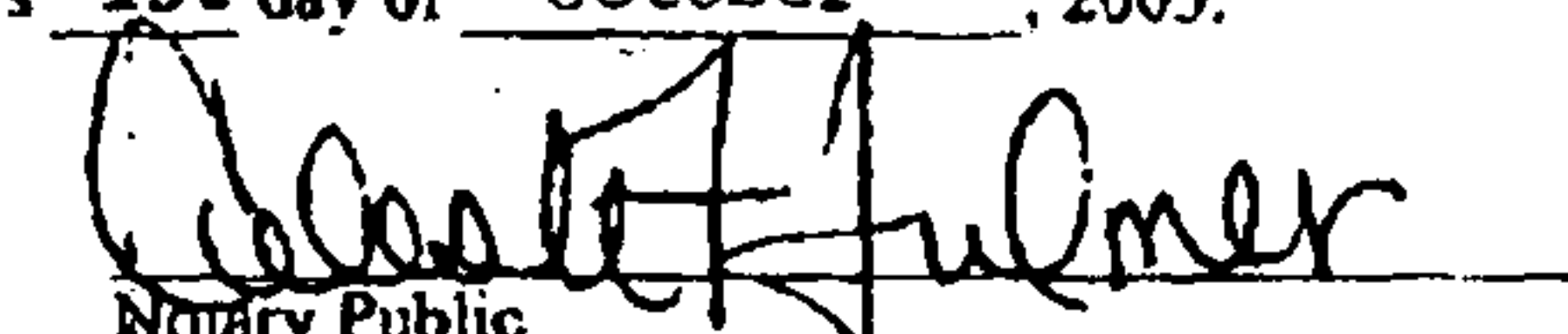
 (SEAL)  
James W. Elliott

 (SEAL)  
Melanie D. Elliott

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James W. Elliott** and wife, **Melanie D. Elliott**, 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 1st day of October, 2003.

  
Notary Public

My Commission Expires: 10/06/04

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NAME:

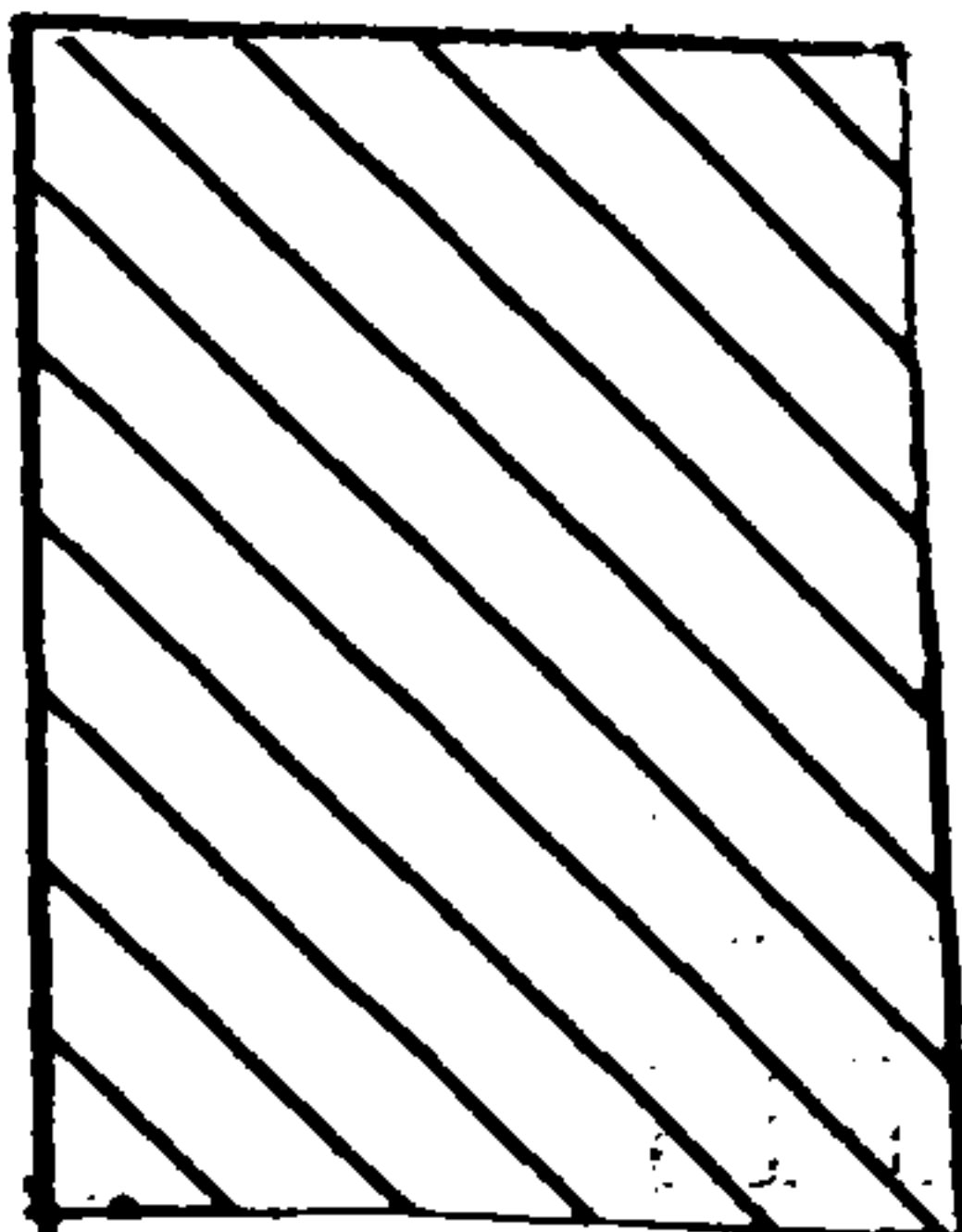
P. 2



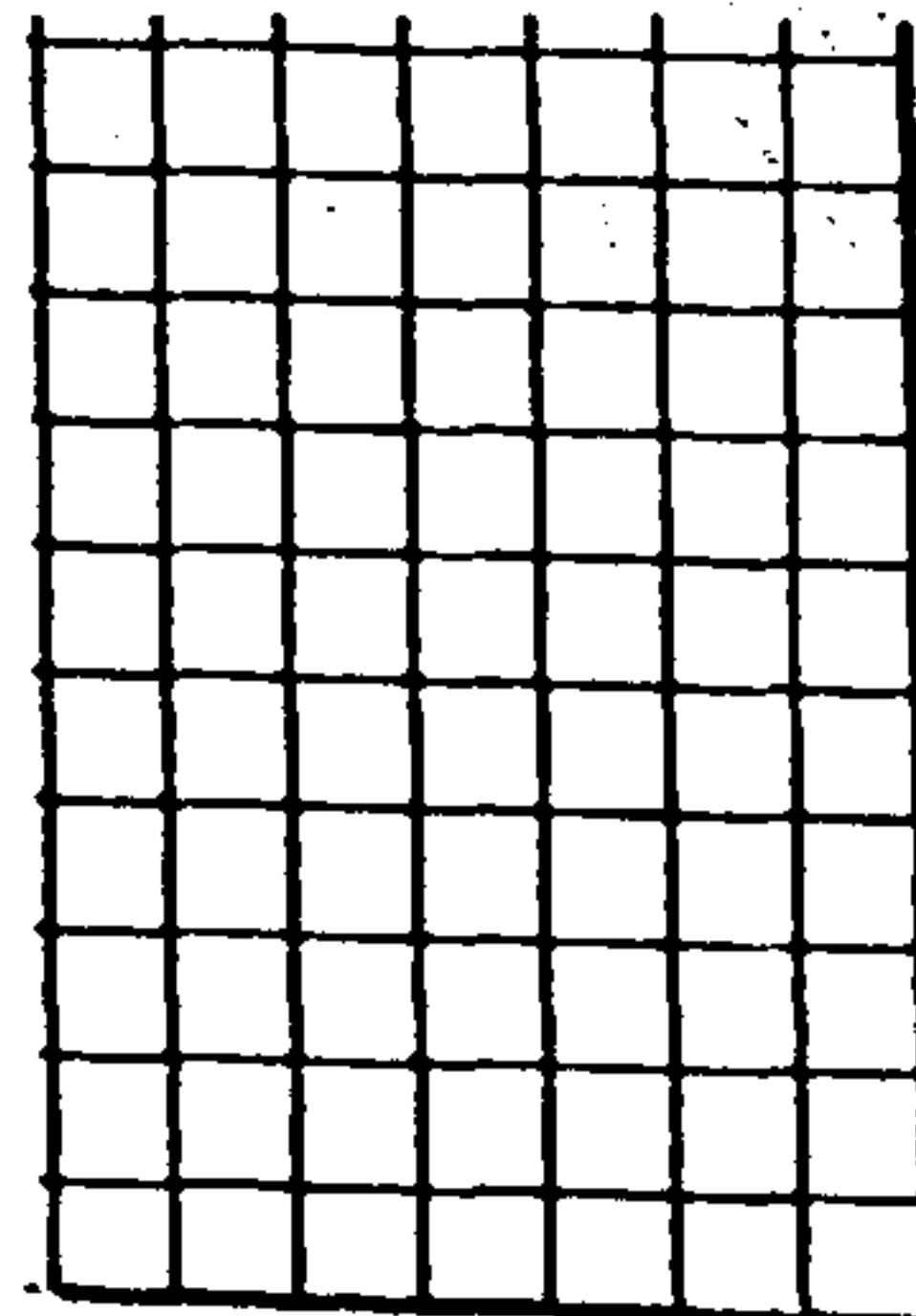
Exhibit C

Tax ID Map Number  
58-15-05

Chelsea City Limits



Area pending annexati



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Shelby Cnty Judge of Probate, AL  
03/29/2007 12:04:11PM FILED/CERT

