

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification
Of
Annexation Ordinance

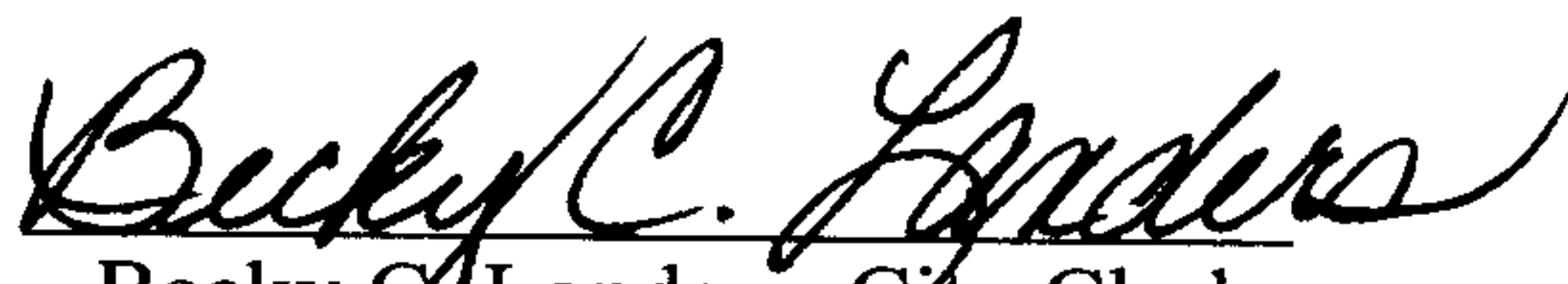
Ordinance Number: X-07-05-15-375

**Property Owner(s): Isbell, Frances & Coolidge
Isbell, Frances Lynn**

**Property: Part of 08-09-32-0-000-012.000
Part of 08-09-32-0-000-012.001**

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 May 15, 2007, as same appears in minutes of record of said meeting, and published by posting copies thereof on May 16, 2007, at the public places listed below, which copies remained posted for five business days (through May 21, 2007).

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


Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No. X-07-05-15-375

Property Owner(s): Isbell, Frances & Coolidge, and Frances Lynn Isbell

Property: Part of Parcel Part of 08-09-32-0-000-012.000 and 08-09-32-0-000-012.001

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

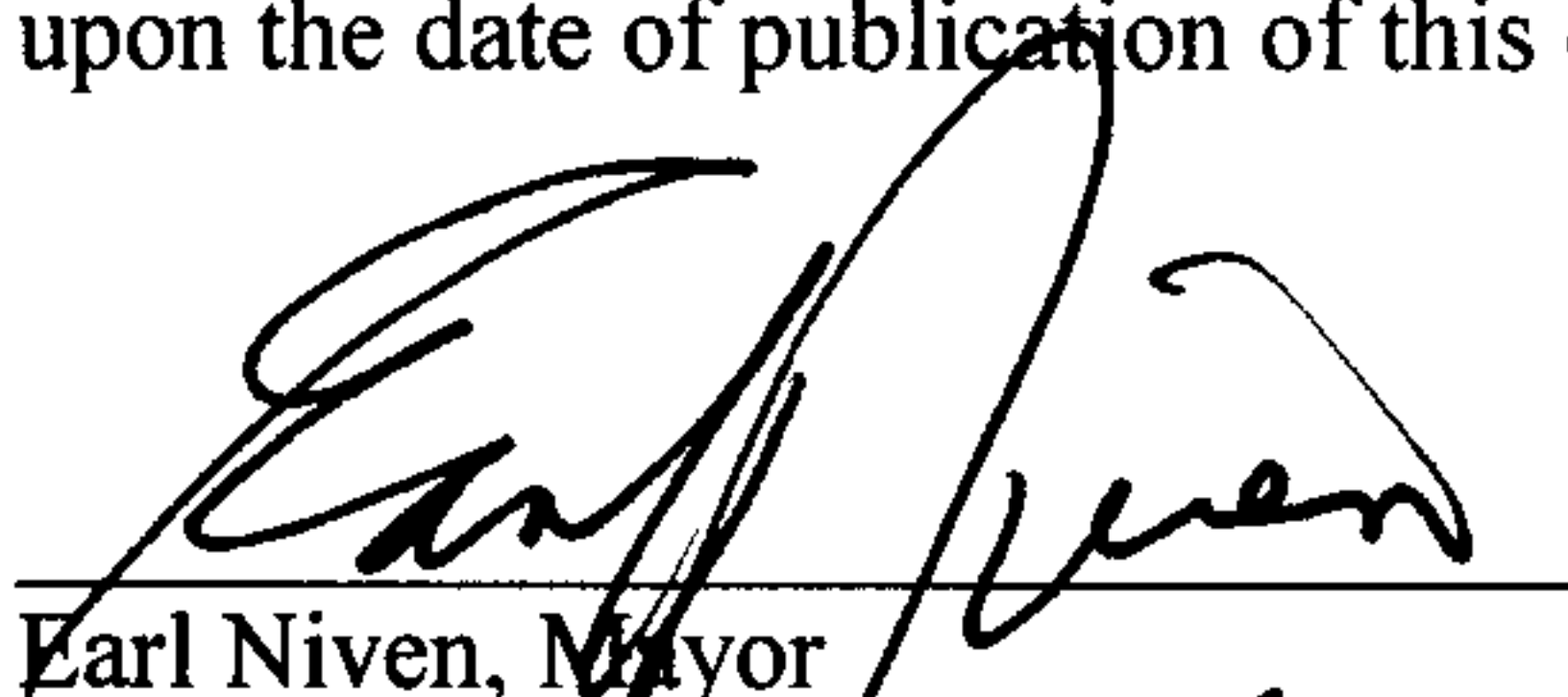
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned AR which together is contiguous to the corporate limits of Chelsea;

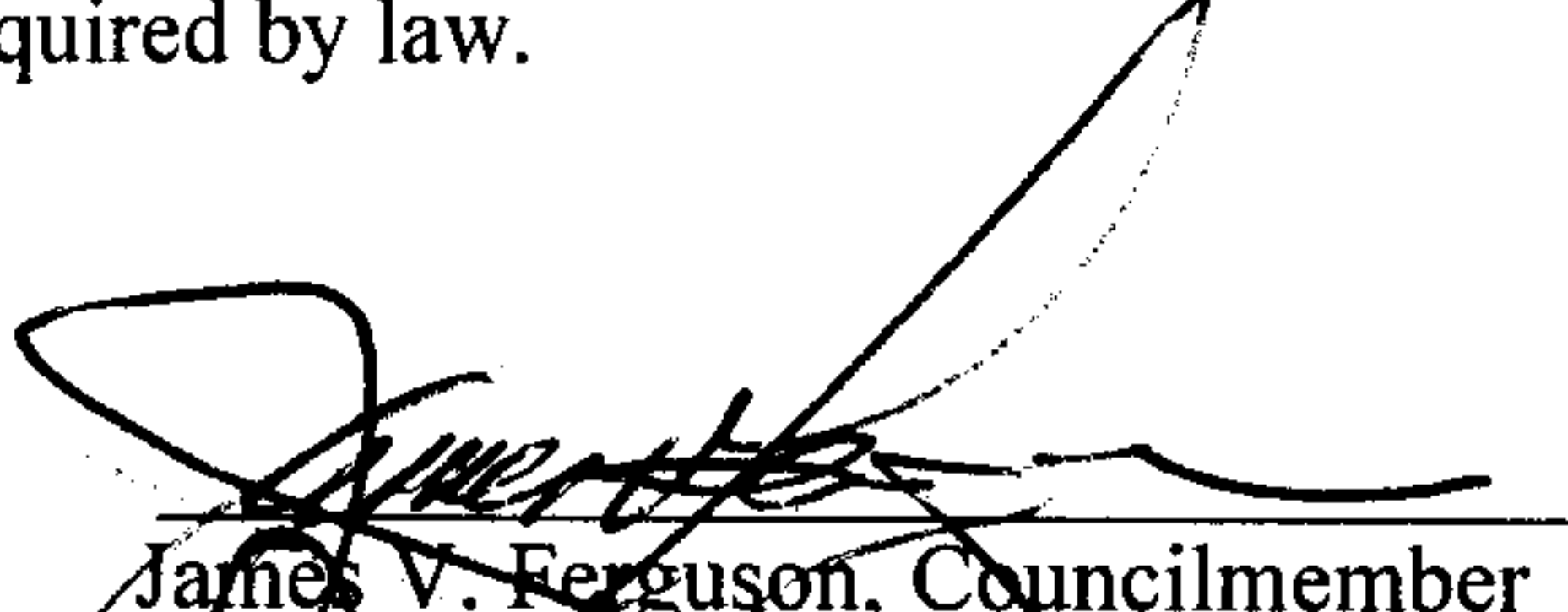
Whereas, said territory does not lie within the corporate limits of any other municipality;

Whereas, even though said properties are located in an area where the police jurisdiction of Chelsea and the police jurisdiction of Westover overlap, the said properties are less than equidistance from the respective corporate limits of Chelsea and Westover (i.e. it is closer to the corporate limits of Chelsea than to the corporate limits of Westover).

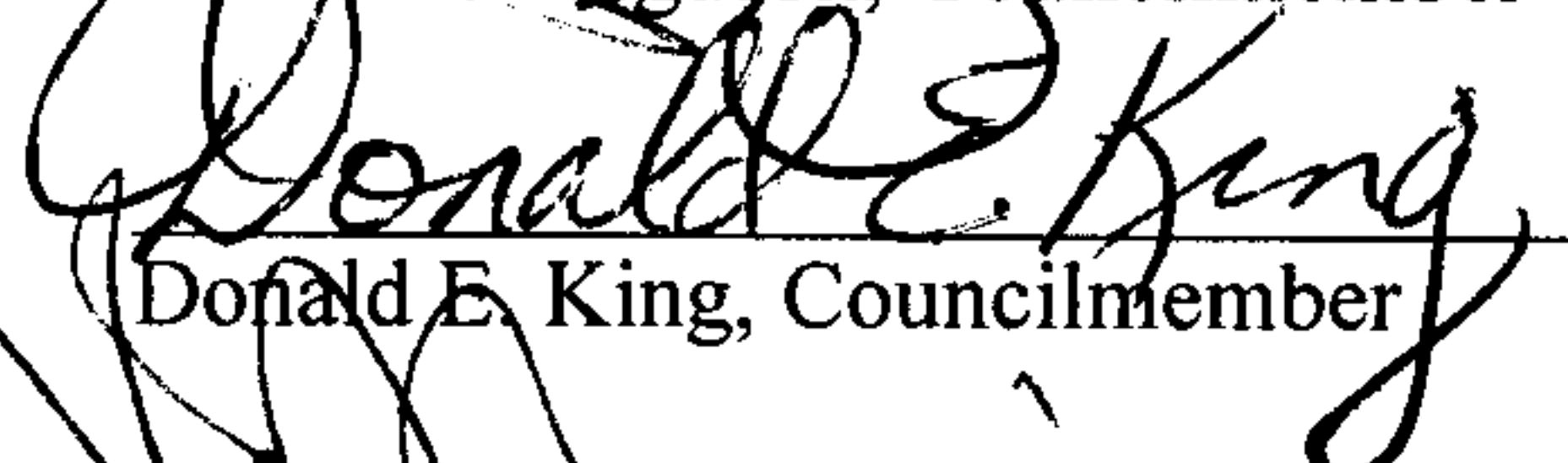
Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

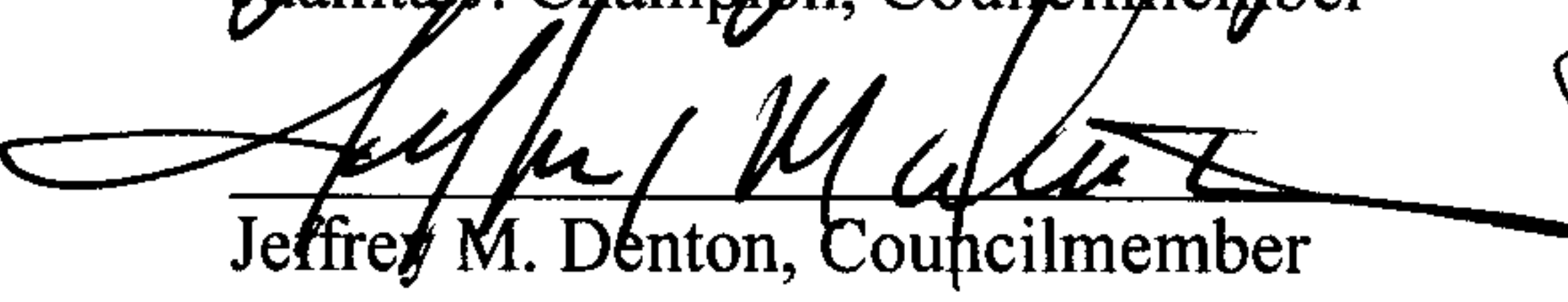
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

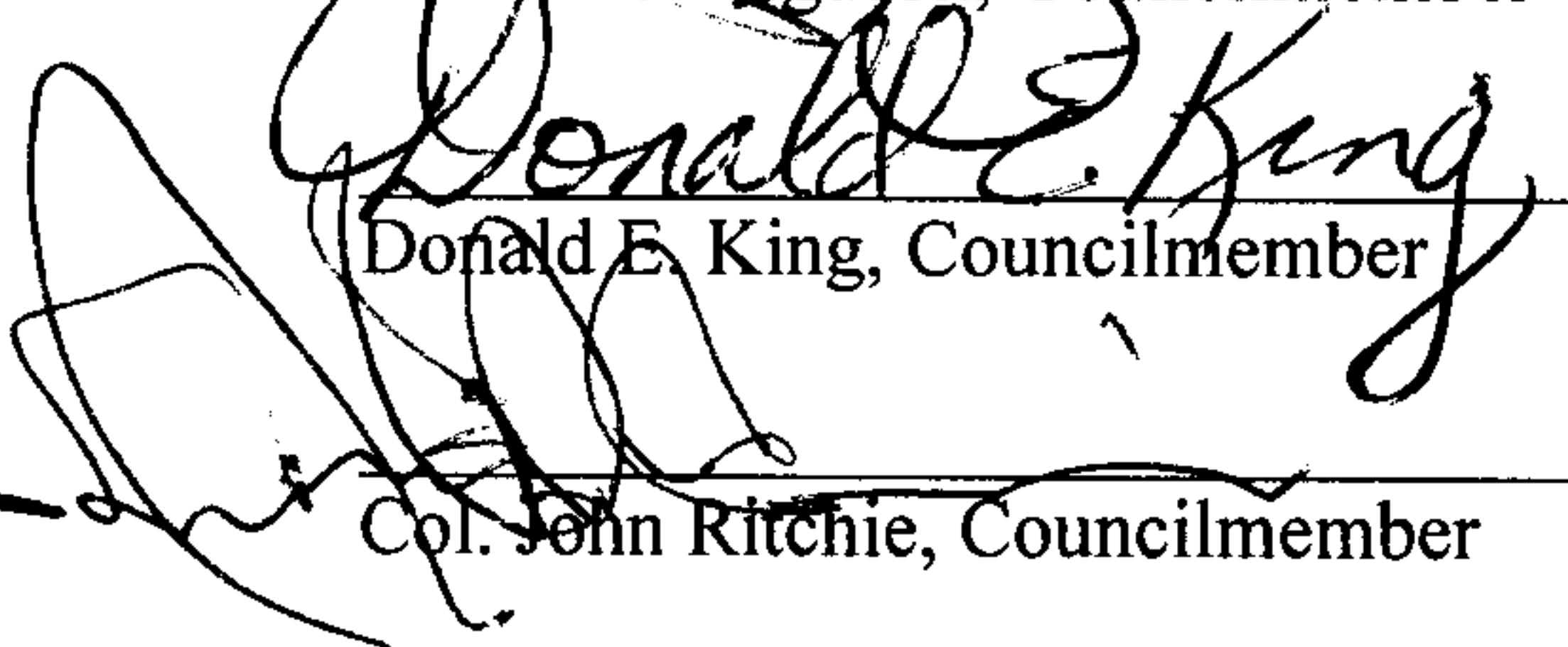

Earl Niven, Mayor


James V. Ferguson, Councilmember

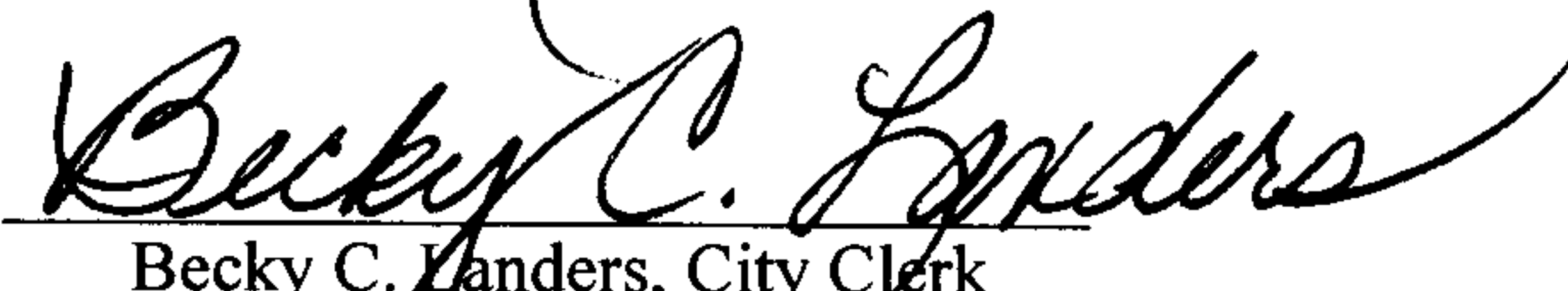

Juanita J. Champion, Councilmember


Donald E. King, Councilmember


Jeffrey M. Denton, Councilmember


Col. John Ritchie, Councilmember

Passed and approved on the 15th day of May, 2007.


Becky C. Sanders, City Clerk


20070530000252180 2/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

Petition Exhibit A

Property owner(s): Isbell, Frances Lynn

Property: Part of Parcel 08-09-32-0-000-012.001

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), Instrument #2004-1222000696790.

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.


20070530000252180 3/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

Petition Exhibit A

Property owner(s): Isbell, Frances & Coolidge

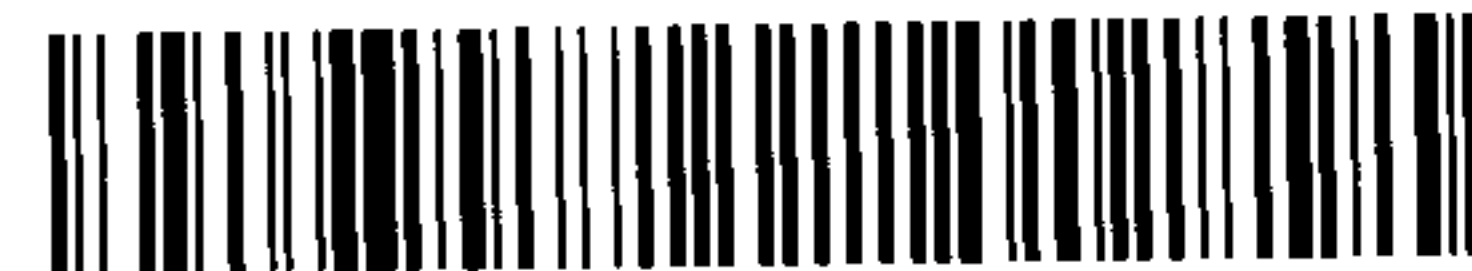
Property: Part of Parcel 08-09-32-0-000-012.000

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), Book 287, Page 461, Instrument #2000-41321.

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.



20070530000252180 4/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

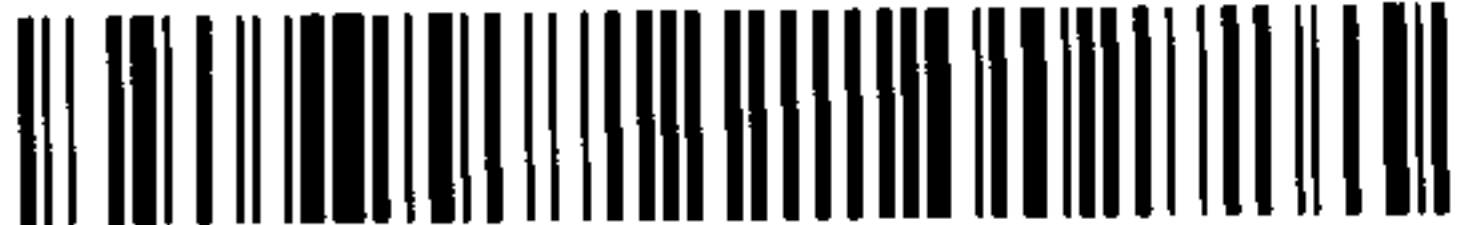
**PROPOSED ANNEXATION
CITY OF CHELSEA
COOLIDGE ISBELL AND FRANCIS LYNN ISBELL PROPERTY**

TRACT 10:

Beginning at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 410 feet, more or less, to a point; thence run South a distance of 3.04 feet to a point; thence continue South a distance of 384.89 feet to a point on the North right of way line of Shelby County Hwy #450; thence run North 81 degrees 23 minutes 00 seconds East along said right of way a distance of 114.33 feet to a point; thence continue North 81 degrees 23 minutes 00 seconds East along said right of way a distance of 35.48 feet to a point of curve to the right, having a radius of 2,030 feet and a central angle of 08 degrees 29 minutes 44 seconds; thence Easterly along the arc and along said right of way a distance of 301.00 feet to a point of reverse curve to the left having a radius of 1,400.11 feet and a central angle of 19 degrees 56 minutes 01 seconds, said point lying on a line that runs North and South 890 feet East of and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, said point being the point of beginning; thence run North along last described line a distance of 182 feet, more or less, to a point; thence run in a Northwesterly direction a distance of 530 feet, more or less, to a point lying 410 feet East of and 3.04 feet South of the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run in a Southeasterly direction a distance of 600 feet, more or less, to the point of beginning.

Prepared and approved by:
Mike T. Atchison, Attorney


4-23-07


20070530000252180 5/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

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 15 day of FEBRUARY, 2007

Witness

Owner Signature

Print Name

Mailing Address

Property Address (If different)

Telephone Number (Day)

Telephone Number (Evening)

Witness

Owner Signature

Print Name



20070530000252180 6/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

Mailing Address

Property Address (If different)

Telephone Number (Day)

Telephone Number (Evening)

Number of people on property _____

Proposed property usage: (Circle One)
Commercial Residential



20041222000696790 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
12/22/2004 10:29:00 FILED/CERTIFIED

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 13 day of December, 2004 by
first party, Janet McLaughlin
whose post office address is 495 Alta Vista Drive, Chelsea, AL 35043
to second party, Frances Isbell P.O. Box 217 Geraldine AL 35974
whose post office address is

WITNESSETH, That the said first party, for good consideration and for the sum of
\$5,500.00 paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all
the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of Shelby
State of Alabama, to wit:

PARCEL II:

Commence at a NW corner of the NE 1/4 of the SE 1/4 of Section 32, Township 19 South,
Range 1 East, Shelby County, Alabama; thence North 89 degrees 54 minutes 05 seconds East
a distance of 512.50 feet to the POINT OF BEGINNING; thence South 05 degrees 52 minutes
seconds East, a distance of 368.88 feet to the northerly right of way of Shelby County
Hwy. 450 (60' ROW); thence North 81 degrees 23 minutes 00 seconds East along said right
way, a distance of 35.48 feet to a point of curve to the right having a radius of 2,030
feet and a central angle of 08 degrees 29 minutes 44 seconds; thence easterly along the
arc and along said right of way a distance of 301.00 feet to a point of reverse curve to
the left having a radius of 1,400.11 feet and a central angle of 19 degrees 56 minutes 0
seconds; thence easterly along the arc and along said right of way, a distance of 487.11
feet; thence North 04 degrees 33 minutes 44 seconds West and leaving said right of way,
distance of 256.07 feet; thence South 89 degrees 54 minutes 05 seconds West, a distance
829.51 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 1, 2000.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the
day and year first above written.

Signed, sealed and delivered in presence of:

Charles R Ellis
Witness
Charles R Ellis
Witness

Janet McLaughlin
First Party
Frances Isbell
Second Party

20070530000252180 7/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

On Dec. 11, 2004 before me, Joyce Terrell, personally appeared JANET McLAUGHLIN
AND FRANCIS ISBELL, personally known to me (or proved to me
on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature Joyce Terrell

My commission expires 10/01/05.

Handwritten calculations and notes at the bottom of the page, including:
364 510
359 341.25
5.69
346.94
182 91
273 45.5
318.5
327.5
341.5
235

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 15th day of February, 2006.

Witness

Owner Signature

Print Name

Mailing Address

Property Address (If different)

Telephone Number (Day)

Telephone Number (Evening)

Owner Signature

Print Name

Mailing Address

Property Address (If different)

Telephone Number (Day)

Telephone Number (Evening)

Number of people on property _____

Proposed property usage: (Circle One)
Commercial ☐ Residential ☒

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Coolidge Isbell(Address) P.O. Box 217Geraldine Ala 35974

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/98

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Hundred

That in consideration of One Fifty Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Miriam M. Hodges, a unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Coolidge Isbell and Francis Lynn Isbell

(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 1:

Beginning at the NW corner of the NE 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 89 degrees 54 minutes 05 seconds East, a distance of 512.50 feet; thence South 05 degrees 52 minutes 46 seconds East, a distance of 368.88 feet to the northerly right of way line of Shelby County Hwy. 450 (60' ROW); thence South 81 degrees 23 minutes 00 seconds West along said right of way, a distance of 114.33 feet to a point of curve to the left having a radius of 2,030.00 feet and a central angle of 05 degrees 27 minutes 39 seconds; thence westerly along the arc and along said right of way a distance of 193.48 feet to a point of reverse curve to the right having a radius of 1,050.72 feet and a central angle of 12 degrees 44 minutes 17 seconds; thence westerly along the arc and along said right of way, a distance of 233.60 feet; thence North 02 degrees 06 minutes 08 seconds West and leaving said right of way, a distance of 452.82 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated November 1, 2000.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

Miriam M. Hodges is the surviving grantee in that certain deed recorded in Deed Book 287, Page 461. The other grantee, Steele F. Hodges is deceased, having died 2 May 2000.

Isbell property

12/01/2000-41321
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 161.00



20070530000252180 9/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

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 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 (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 _____ have hereunto set _____ my _____ hand(s) and seal(s), this 29th day of November, 2000.

WITNESS:

_____(Seal)

Miriam M. Hodges (Seal)
Miriam M. Hodges

_____(Seal)

(Seal)

_____(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, _____ the undersigned authority

hereby certify that Miriam M. Hodges a Notary Public in and for said County, in said State,

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 29th day of November A.D. 2000

My Commission Expires: 10/16/04

Mike T. Atchison

Notary Public.

Inst # 2000-41321



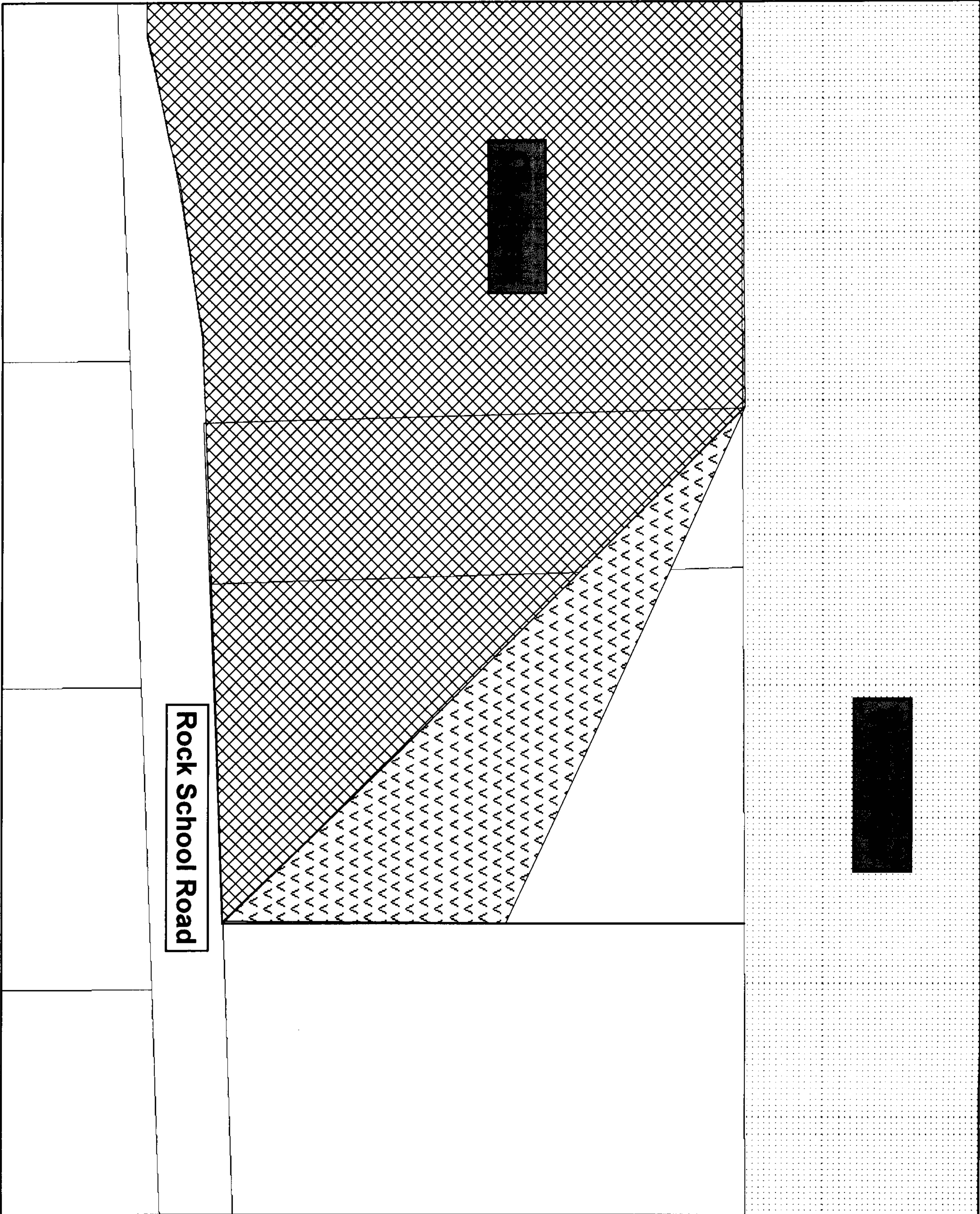
Mapping By:
Gerri Roberts
May 8, 2007

20070530000252180 10/10 \$39.00
Shelby Cnty Judge of Probate, AL
05/30/2007 02:29:16PM FILED/CERT

Exhibit C
X-07-05-01-375

Tax ID#
08-09-32

- Chelsea City Limits
- Westover City Limits
- Area to be Annexed



ISBELL-ISBELL ANNEXATION II