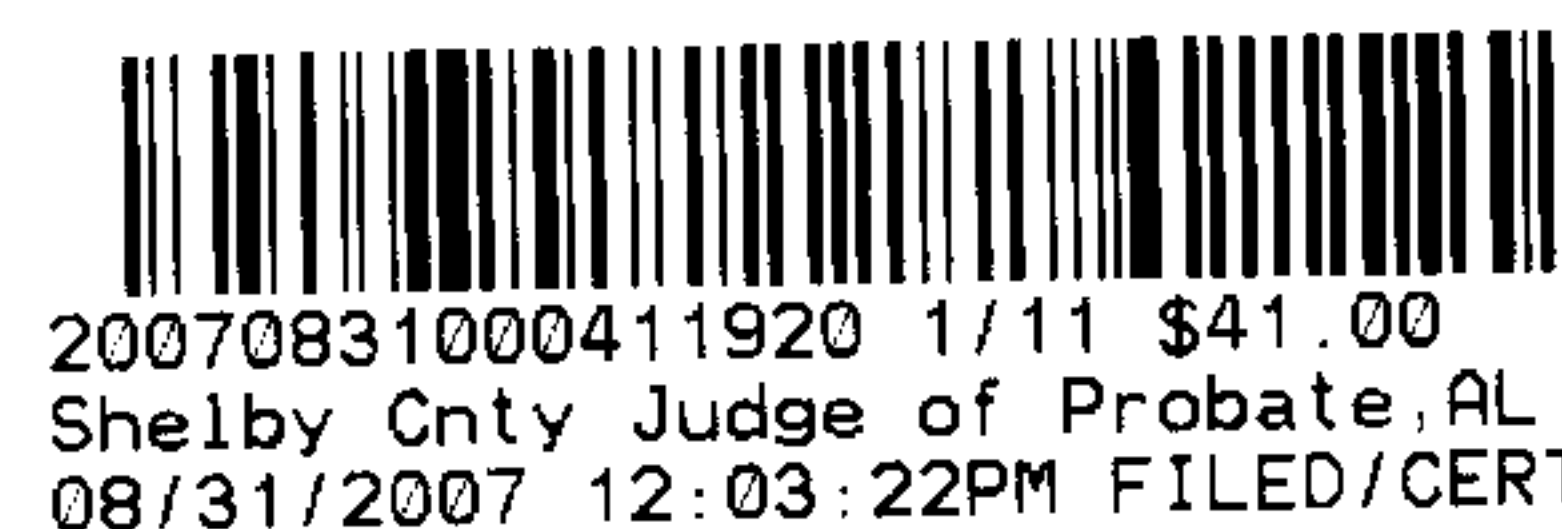


**City of Chelsea**

P.O. Box 111  
Chelsea, Alabama



*Certification  
Of  
Annexation Ordinance*

**Ordinance Number: X-07-08-21-398**

**Property Owner(s): Hayes, Robert C.**

**Property: Parcels ID #09-8-27-0-001-011.002**

**09-8-27-0-001-011.003**

**09-8-27-0-001-011.005**

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 August 21, 2007 as same appears in minutes of record of said meeting, and published by posting copies thereof on August 22, 2007, at the public places listed below, which copies remained posted for five business days (through August 27, 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


A handwritten signature in cursive script that reads "Becky C. Landers".  
Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No X-07-08-21-398

Property Owner(s): **Robert C. Hayes**

**Property: Parcels ID # 09-8-27-0-001-011.002**  
**09-8-27-0-001-011.003**  
**09-8-27-0-001-011.005**

  
20070831000411920 2/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

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

**Whereas**, the attached written petition (as Exhibit B) that the above-noted properties 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 properties; and

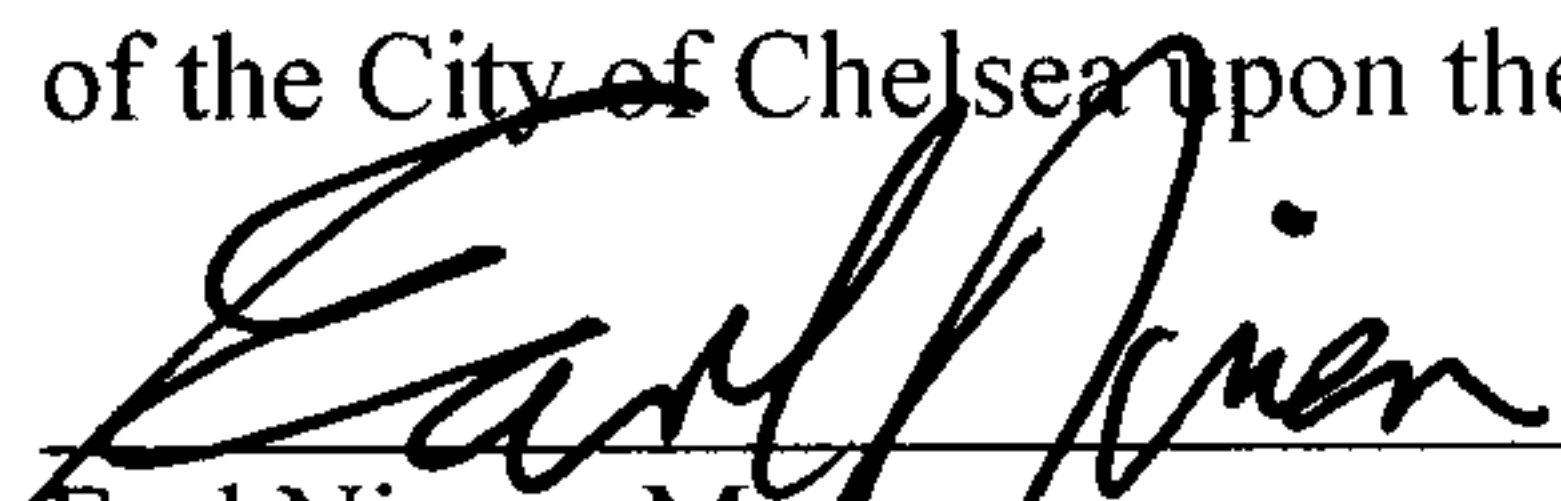
**Whereas**, said petition contains (as Petition Exhibit A) an accurate description of said properties together with a map of said properties (Exhibit C) showing the relationship of said properties to the corporate limits of Chelsea; and

**Whereas**, said properties are contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which due to existing commercial use in a commercial area will be zoned **B2** and 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

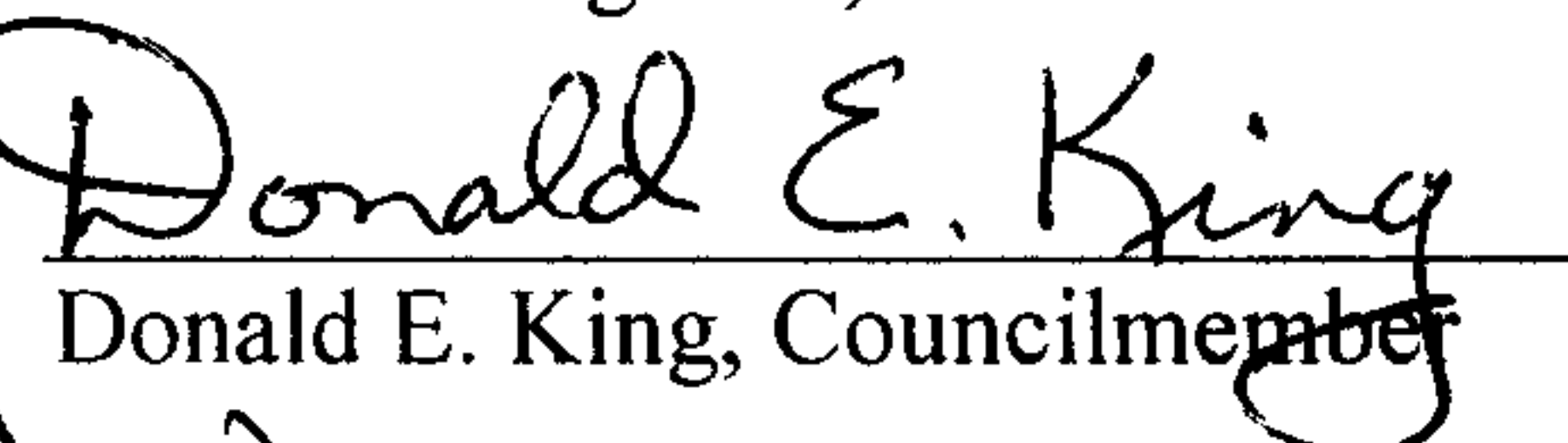
**Therefore, be it ordained** that the City Council of the City of Chelsea assents to the said annexation: and

**Be it further ordained** that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said properties, and said properties 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

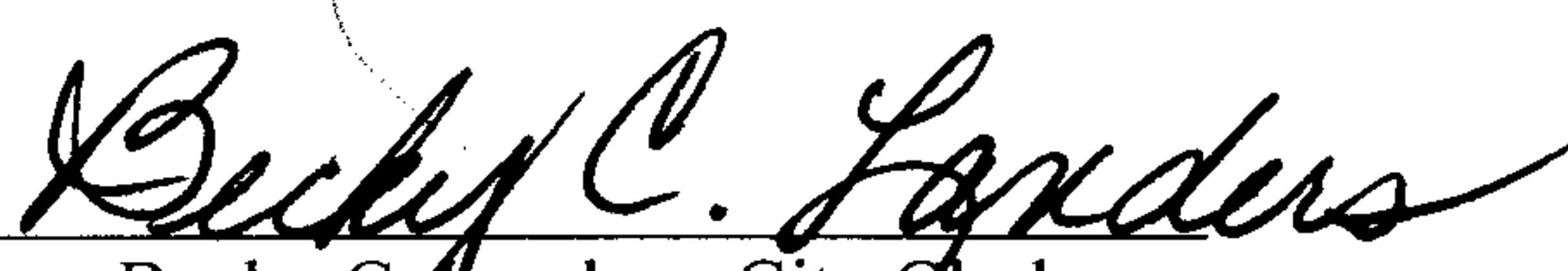
  
Juanita J. Champion, Councilmember

  
Donald E. King, Councilmember

  
Jeffrey M. Denton, Councilmember


  
Cal John Ritchie, Councilmember

*Passed and approved this 21st day of August, 2007.*

  
Becky C. Landers, City Clerk

**Petition Exhibit A**

**Property owner(s): Robert C. Hayes**

  
20070831000411920 3/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

**Property: Parcel ID # 09-8-27-0-001-011.002  
09-8-27-0-001-011.003  
09-8-27-0-001-011.005**

**Property Description**

The above-noted properties, for which annexation into Chelsea is requested in this petition, is described in the attached copies of the deeds (Petition Exhibit A) Instrument #1994-25769, 20020523000245810, and 20020523000245820.

Further, the said properties 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 properties to the corporate limits of Chelsea.

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



Exhibit A

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Robert C. Hayes

STATE OF ALABAMA )

COUNTY OF SHELBY )

GENERAL WARRANTY DEED

20070831000411920 4/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Twenty-Eight Thousand and 00/100 (\$228,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **L. Douglas Joseph, a married man J. Anthony Joseph, a married man and Curtis Lynn, a married man**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEE, Robert C. Hayes**, (hereinafter referred to as **GRANTEE**), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of **Alabama**, to-wit:

From a 1/2" rebar accepted as the Southeast corner of the NE 1/4 of SE 1/4 of Section 27, Township 19 South, Range 1 West, run thence North along the accepted East boundary of said NE 1/4 of SE 1/4 a distance of 463.66 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 210.00 feet to a 1/2" rebar; thence turn 95 deg. 12 min. 16 sec. left and run 126.83 feet to a 1/2" pipe; thence turn 94 deg. 55 min. 26 sec. right and run 202.56 feet to a 1/2" rebar on the Southerly boundary of U.S. Highway #280 (300' R.O.W.); thence turn 99 deg. 36 min. 31 sec. left and run 50.71 feet along said highway boundary to a 1/2" rebar; thence turn 80 deg. 23 min. 29 sec. left and run 259.86 feet to a 1/2" rebar; thence turn 87 deg. 00 min. 48 sec. right and run 230.77 feet to a 1/2" rebar on the Easterly bank of North Fork Yellowleaf Creek; thence turn 69 deg. 37 min. 45 sec. left and run 29.06 feet along said Creek bank; thence turn 02 deg. 04 min. 13 sec. left and run 139.51 feet along said Creek bank; thence turn 04 deg. 44 min. 49 sec. left and run 101.84 feet along said Creek bank; thence turn 28 deg. 22 min. 09 sec. left and run 66.48 feet along said Creek bank to a 1/2" rebar; thence turn 73 deg. 07 min. 20 sec. left and run 324.55 feet to a 1/2" rebar; thence turn 88 deg. 47 min. 42 sec. left and run 187.86 feet to a 1/2" rebar; thence turn 84 deg. 32 min. 00 sec. right and run 124.75 feet to the point of beginning of herein described parcel of land; being situated in the NE 1/4 of SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

ALL of the proceeds have been paid by a mortgage loan closed simultaneously herewith.

Curtis Lynn is one and the same person as Curtis B. Lynn.

The property conveyed herein does not constitute the homestead of any of the Grantors or their spouses.

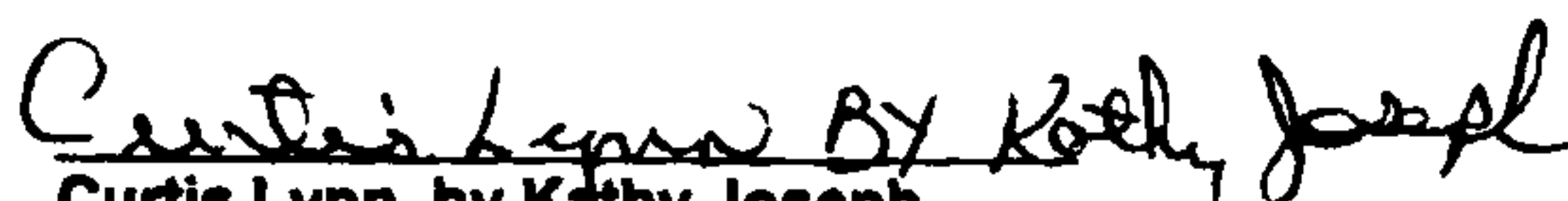
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, his heirs and assigns forever.

AND SAID **GRANTORS**, for said **GRANTORS**, **GRANTORS'** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** heirs and assigns, that **GRANTORS** are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTORS** will, and **GRANTORS'** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEE**, and **GRANTEE'S** heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **GRANTORS** have hereunto set their hands and seals this the 22nd day of May, 2002.

  
L. Douglas Joseph

  
J. Anthony Joseph

  
Curtis Lynn, by Kathy Joseph,  
Attorney in Fact

CLAYTON T. SWEENEY, ATTORNEY AT LAW

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Hwy 280E, Suite 290E  
(Address) Birmingham, AL 35223

Send Tax Notice To: Robert C. Hayes

name

address

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and No/100's -----

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

Churacre, an Alabama general partnership

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

Robert C. Hayes

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

See Exhibit "A" attached hereto and made a part hereof

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$144,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-25769

08/18/1994-25769  
02:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCO 29.50

20070831000411920 5/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

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 have hereunto set my hands(s) and seal(s), this 10th day of August, 1994.

Churacre, an Alabama General Partnership

By Greg A. Church, General Partner

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW



STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Greg A. Church whose name as General Partner of Churacre, an Alabama General Partnership, 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, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal of office this the 10th day of August, 1994.



Notary Public

My Commission Expires: 5/29/95



20070831000411920 6/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Robert C. Hayes

20070831000411920 7/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of One Hundred Thousand and 00/100 (\$100,000.00), and other good and valuable consideration, this day in hand paid to the undersigned **L. Douglas Joseph, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert C. Hayes**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

From a 1/2" rebar accepted as the Southeast corner of the NE 1/4 of SE 1/4 of Section 27, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the accepted East boundary of said NE 1/4 of SE 1/4, a distance of 266.53 feet to a 1/2" rebar; thence turn 91 deg. 12 min. 18 sec. left and run 448.76 feet to a 1/2" rebar on the Easterly bank of North Fork Yellowleaf Creek; thence turn 132 deg. 48 min. 37 sec. left and run 216.83 feet along said Creek bank; thence turn 04 deg. 30 min. 23 sec. right and run 56.57 feet along said Creek bank; thence turn 28 deg. 36 min. 40 sec. right and run 59.33 feet along said Creek bank to a 1/2" rebar on the accepted South boundary of aforementioned NE 1/4 of SE 1/4; thence turn 79 deg. 16 min. 20 sec. left and run 250.80 feet along the accepted South boundary of said NE 1/4 of SE 1/4 to the point of beginning of herein described parcel of land, being situated in the NE 1/4 of SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

ALL the proceeds have been paid by a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 22nd day of May, 2002.

  
L. Douglas Joseph

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that L. Douglas Joseph, a married man, 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 instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of May, 2002.

  
NOTARY PUBLIC  
My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"

  
20070831000411920 8/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

From the SE corner of the NE 1/4 of SE 1/4 of Section 27, Township 19 South, Range 1 West, run thence North along the East boundary of said NE 1/4 of SE 1/4 a distance of 673.83 feet; thence turn 99 deg. 12 min. 16 sec. left and run 126.83 feet; thence turn 10 deg. 34 min. 40 sec. left and run 50.71 feet to the point of beginning of herein described lot; thence turn 99 deg. 36 min. 31 sec. right and run 202.56 feet to a point on the South boundary of U.S. Highway #280; thence turn 99 deg. 36 min. 31 sec. left and run 139.29 feet along said Hwy. boundary; thence turn 90 deg. 00 min. left and run 47.07 feet; thence turn 32 deg. 21 min. 31 sec. right and run 60.65 feet; thence turn 12 deg. 18 min. 06 sec. right and run 111.63 feet; thence turn 26 deg. 37 min. 47 sec. left and run 23.15 feet; thence turn 08 deg. 57 min. 44 sec. right and run 33.54 feet; thence turn 110 deg. 22 min. 15 sec. left and run 230.77 feet; thence turn 87 deg. 00 min. 48 sec. left and run 57.30 feet to the point of beginning; being situated in Shelby County, Alabama.

*gal*

Inst # 1994-25769

08/18/1994-25769  
02:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 29.50



STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that L. Douglas Joseph, a married man and J. Anthony Joseph, a married man, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of May, 2002.

  
NOTARY PUBLIC

My Commission Expires: 6/5/03

  
20070831000411920 9/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Kathy Joseph, whose name as Attorney in Fact for Curtis Lynn, under that certain Durable Power of Attorney recorded on 5/20/2002, in Real/Instrument # 20020520000237980, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

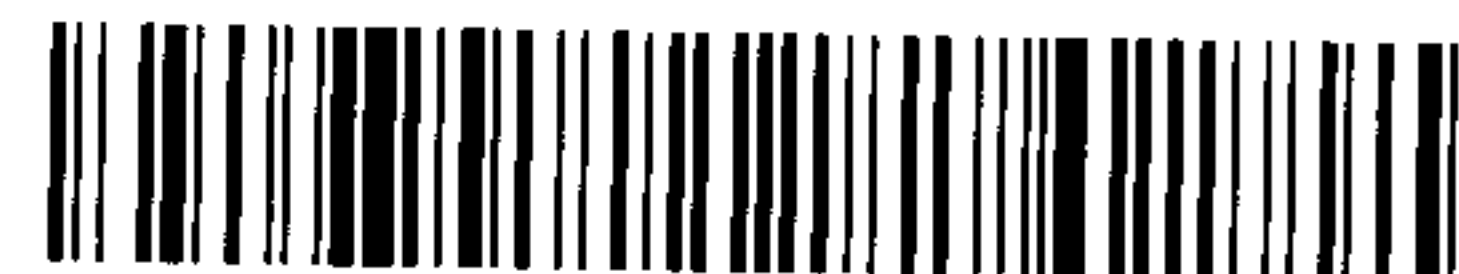
Given under my hand and seal of office this the 22nd day of May, 2002.

  
Notary Public

My Commission expires: 06/05/03

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

Exhibit B



20070831000411920 10/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM 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 20 day of August, 2007.

Laura R. Chambers  
Witness

Robert C. Hayes  
Owner Signature

Robert C. Hayes.  
Print Name

P.O. Box 376  
Mailing Address

16233 Hwy 280  
Property Address (If different)

678-2020  
Telephone Number (Day)

678-7100  
Telephone Number (Evening)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
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





Mapping By:  
Gerri Roberts  
August 7, 2007

Exhibit C  
X-07-08-21-398

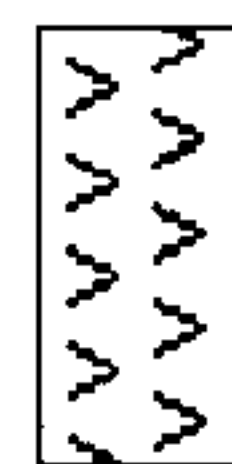
Tax Map ID#  
09-7-27



20070831000411920 11/11 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/31/2007 12:03:22PM FILED/CERT



Chelsea City Limits



Area to be Annexed



# HAYES ANNEXATION