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Shelby Cnty Judge of Probate, AL
04/11/2008 03:41:24PM FILED/CERT

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

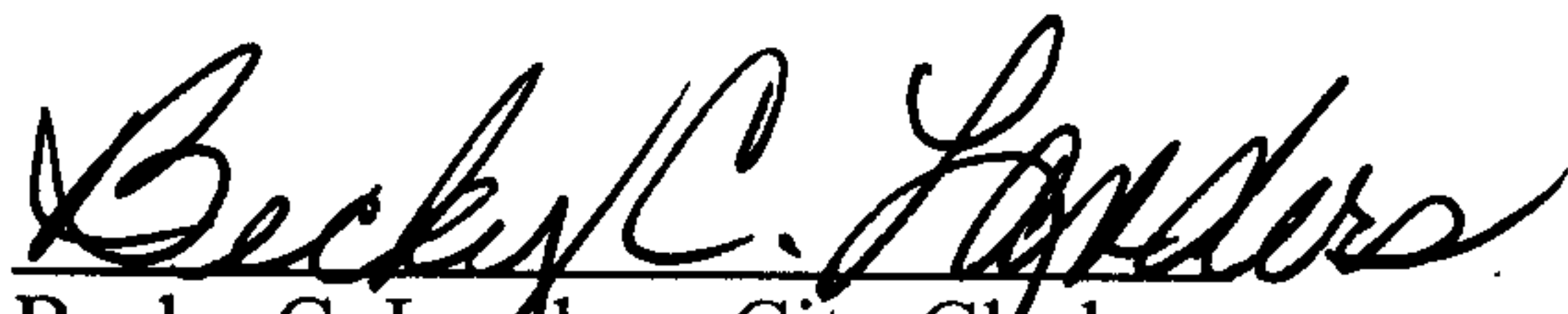
Ordinance Number: X-08-04-01-423

Property Owner(s): **U. S. Construction Systems, LLC**
Michael W. McClure

Property: Parcel ID #09-8-28-0-001-001.001

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 April 1st, 2008 as same appears in minutes of record of said meeting, and published by posting copies thereof on April 2nd, 2008, at the public places listed below, which copies remained posted for five business days (through April 7th, 2008).

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
Chelsea Senior Lodge, 708 County Rd 36, Chelsea, AL 35043
City of Chelsea Website-www.cityofchelsea.com


Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No X-08-04-01-423

Property Owner(s): **U. S. Construction Systems, LLC**
Michael W. McClure

Property: Parcel ID #09-8-28-0-001-001.001

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 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 Exhibit A) 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

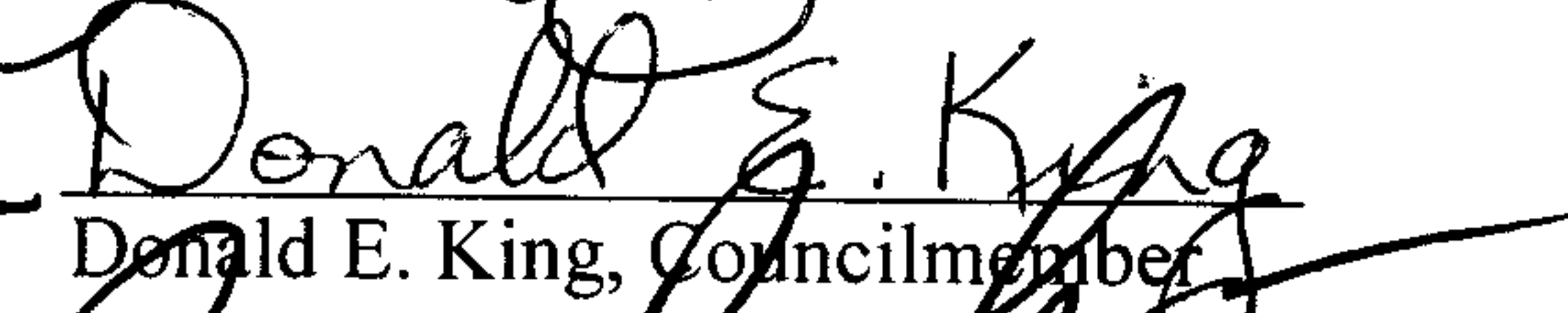
Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and


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.

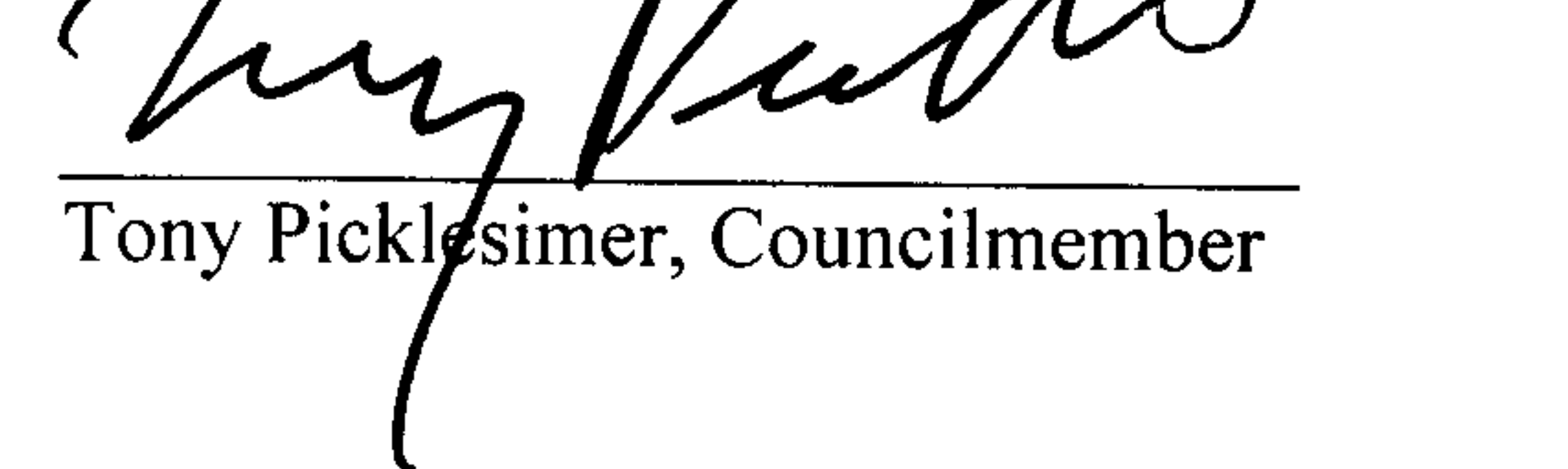

Earl Niven, Mayor


James V. Ferguson, Councilmember

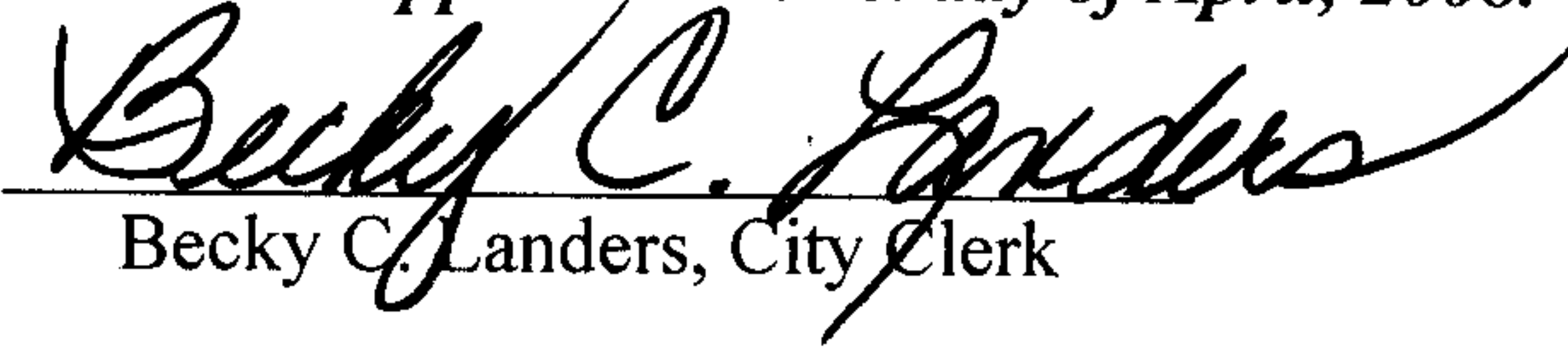

Juanita J. Champion, Councilmember


Donald E. King, Councilmember


Jeffrey M. Denton, Councilmember


Tony Picklesimer, Councilmember

Passed and approved this 1st day of April, 2008.


Becky C. Landers, City Clerk



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Petition Exhibit A

**Property owner(s): U. S. Construction Systems, LLC
Michael W. McClure**


Property: Parcel ID #09-8-28-0-001-001.001

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 A), from Instrument #20040910000503150.

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:
U.S. Construction Systems, LLC
1400 12th Terrace
Pleasant Grove, AL 35127

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Eight Hundred Thousand and no/100 Dollars (\$1,800,000.00), in hand paid to the undersigned, Fred H. Hallmark, a married man, (hereinafter referred to as the "Grantor") by U.S. Construction Systems, LLC, an Alabama Limited Liability Company, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey all of my right, title and interest (an undivided one-half interest) unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

This property is not residential property and is not the homestead of the Grantor or Grantee nor their spouses.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

\$1,300,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

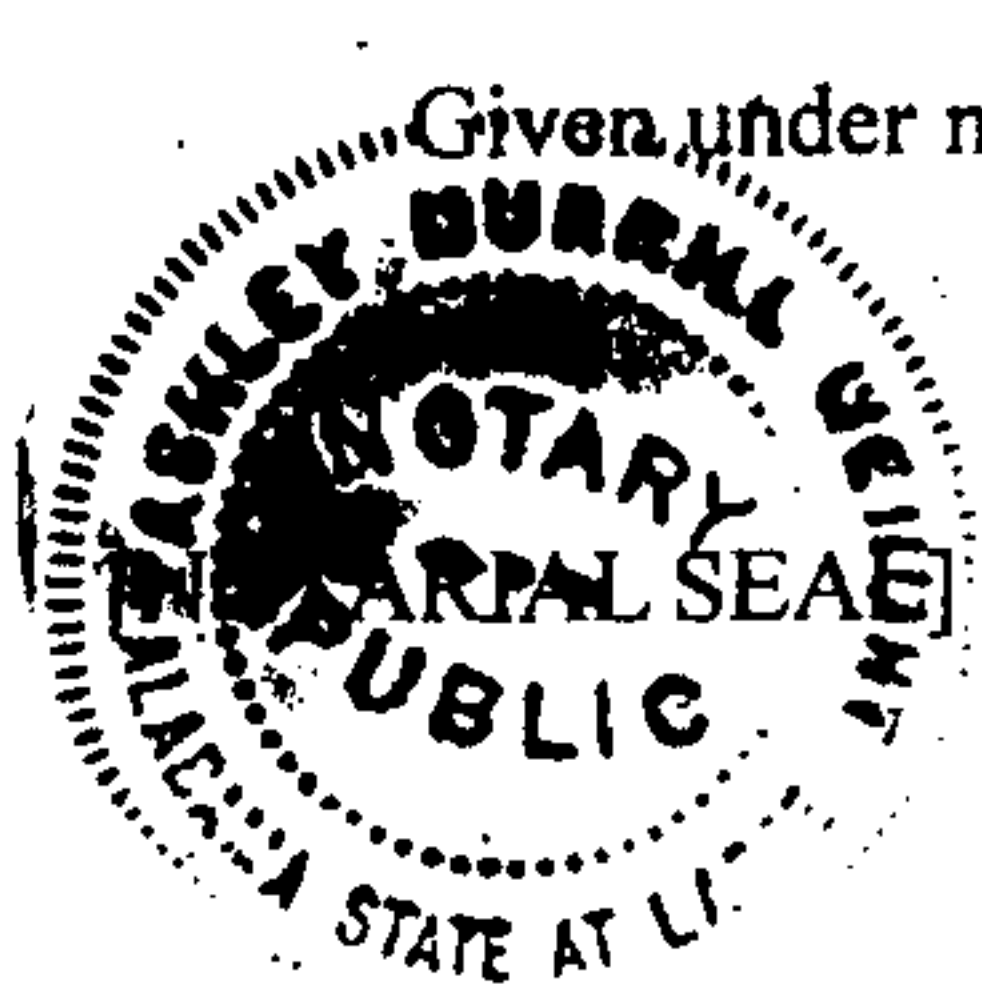
And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 9 day of September, 2004.


Fred H. Hallmark

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Fred H. Hallmark, whose name is signed to the foregoing instrument 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.



Given under my hand and official seal this the 9th day of Sept, 2004.

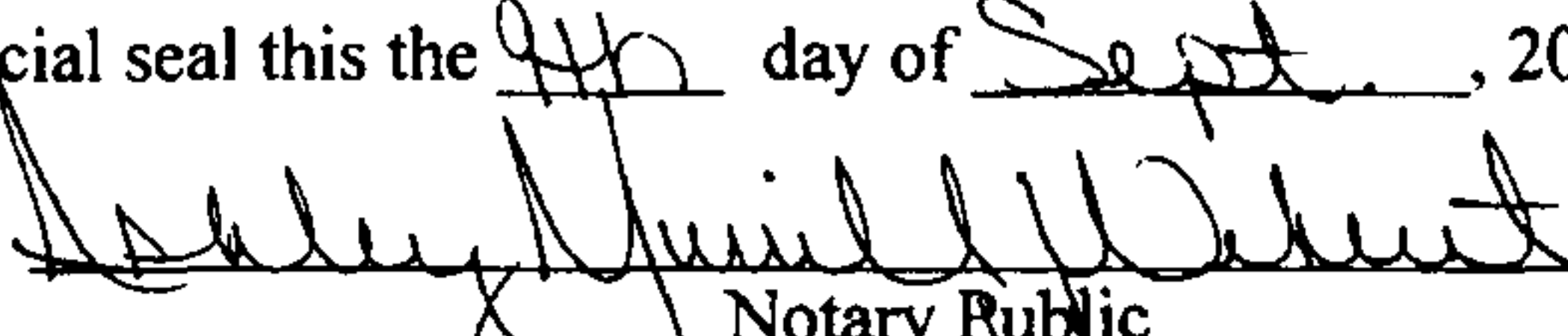

Notary Public
My Commission expires: March 13, 2006

Exhibit "A"

A parcel of land located in Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a westerly direction along the north line of said section a distance of 1,341.43 feet to the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section, being the point of beginning of the herein described parcel, thence deflect $72^{\circ}50'30''$ to the left and run in a southwesterly direction along the northwest line of an Alabama Power Company right of way a distance of 1686.98 feet to a point on the northeast right of way of U.S. Highway 280; thence turn an interior angle of $20^{\circ}34'10''$ and run to the right in a northwesterly direction along said right of way line a distance of 76.42 feet to a point; thence turn an interior angle of $117^{\circ}45'30''$ and run to the right in a northeasterly direction along said right of way line a distance of 79.80 feet to a point; thence turn an interior angle of $242^{\circ}15'50''$ and run to the left in a northwesterly direction along said right of way line a distance of 120.00 feet to a point; thence turn an interior angle of $298^{\circ}27'10''$ and run to the left in a southwesterly direction along said right of way line a distance of 80.29 feet to a point; thence turn an interior angle of $65^{\circ}53'00''$ and run to the right in a northwesterly direction along said right of way line a distance of 785.50 feet to a point; thence turn an interior angle of $169^{\circ}57'10''$ and run to the right in a northwesterly direction along said right of way line a distance of 301.50 feet to a point; thence turn an interior angle of $170^{\circ}06'50''$ and run to the right in a northwesterly direction along said right of way line a distance of 557.19 feet to the point of intersection of said right of way line with the east right of way line of Shelby County Highway 43; thence turn an interior angle of $131^{\circ}49'30''$ and run to the right in a northeasterly direction along the east right of way line of said Shelby County Highway 43 a distance of 317.92 feet to a point on the north line of Section 28; thence turn an interior angle of $104^{\circ}18'50''$ and leaving the right of way line of Highway 43 run to the right in an easterly direction along the north line of said section to the Northwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section; thence turn an interior angle of $179^{\circ}44'10''$ and run to the right in an easterly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1321.96 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, said corner being the point of beginning of the herein described parcel of land.



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Exhibit B

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.

Signed on the 28th day of March, 2008.

[Signature]
Witness

[Signature]
Owner Signature

Michael W McClure
Print name

1516 - 20TH ST South
Mailing Address Birmingham AL 35205

North East corner of 43 and 280
Property Address (if different)

205 939 0299
Telephone Number (Day)

438-0084 cell
Telephone Number (Evening)

Witness

Owner Signature

Print Name

Number of people on property 1
Proposed Property Usage (Circle One)
Commercial or Residential


Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)

Telephone Number (Evening)

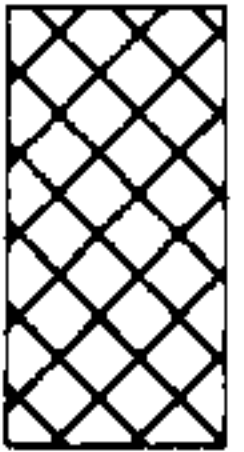


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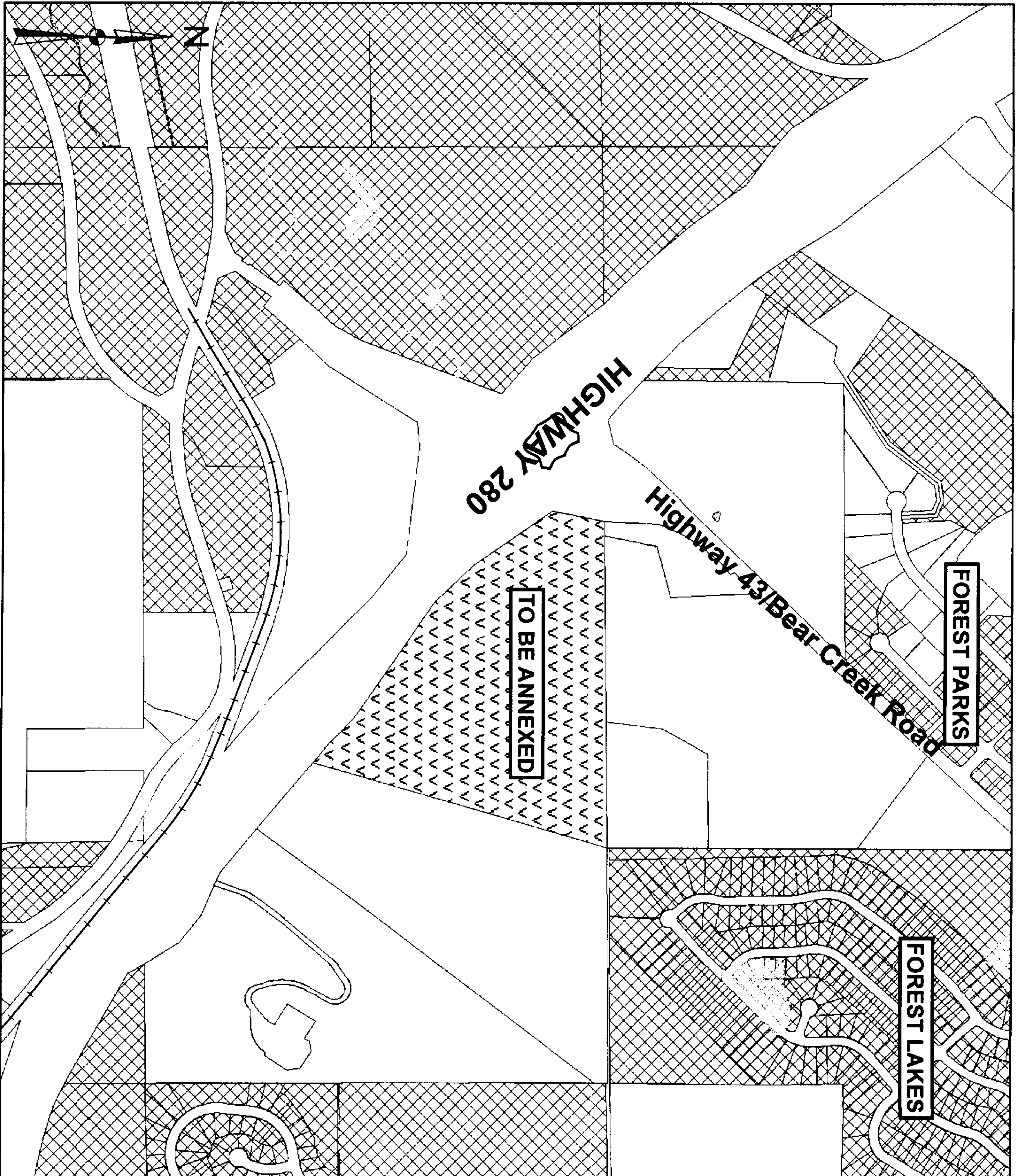


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Exhibit C
X-08-04-01-423

09-08-28

 Chelsea City Limits
 Area to be Annexed



U.S. CONSTRUCTION SYSTEMS, LLC
Michael W. McClure

Mapping By:
Gerr Roberts
04/01/08