

# *City of Chelsea*

P.O. Box 111  
Chelsea, Alabama

## *Certification Of Annexation Ordinance*

Ordinance Number: X-09-07-21-465

Property Owner(s): **Ashton Woods Sub-Division**

Property: Parcel IDs:	15-2-04-0-001-037.000	Lawrence & Nancy Beaury
	15-2-04-0-001-037.003	Alice & Donald Hardy
	15-2-04-0-001-037.004	John Carson & Cara Brown
	15-2-04-0-001-037.005	Ronald, Jr. & Mary Ramsey
	15-2-04-0-001.037.006	Amy & Allen McCulla
	15-2-04-0-001-037.007	Justin Fogo
	15-2-04-0-001-037.008	Leslie & Deborah Garrett
	15-2-04-0-001-037.001	Gregory Joiner

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 July 21st, 2009 as same appears in minutes of record of said meeting, and published by posting copies thereof on July 22nd, 2009, at the public places listed below, which copies remained posted for five business days (through July 27<sup>th</sup>, 2009).

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  
Senior Center, 708 County Rd 36, Chelsea, Alabama 35043  
City of Chelsea Website-[www.cityofchelsea.com](http://www.cityofchelsea.com)

  
Becky C. Landers, City Clerk

**City of Chelsea, Alabama**

Annexation Ordinance No X-09-07-21-465

Property Owner(s): **Ashton Woods Sub-Division**

Property: Parcel IDs: 15-2-04-0-001-037.000	Lawrence & Nancy Beaury
15-2-04-0-001-037.003	Alice & Donald Hardy
15-2-04-0-001-037.004	John Carson & Cara Brown
15-2-04-0-001-037.005	Ronald, Jr. & Mary Ramsey
15-2-04-0-001.037.006	Amy & Allen McCulla
15-2-04-0-001-037.007	Justin Fogo
15-2-04-0-001-037.008	Leslie & Deborah Garrett
15-2-04-0-001-037.001	Gregory Joiner

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

**Whereas**, the attached written petition (as Exhibit A) 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 B) 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 that are contiguous, and which due to existing residential use in a residential area that is currently used as a residential area (sub-division) by Shelby County it will be zoned **R2**;

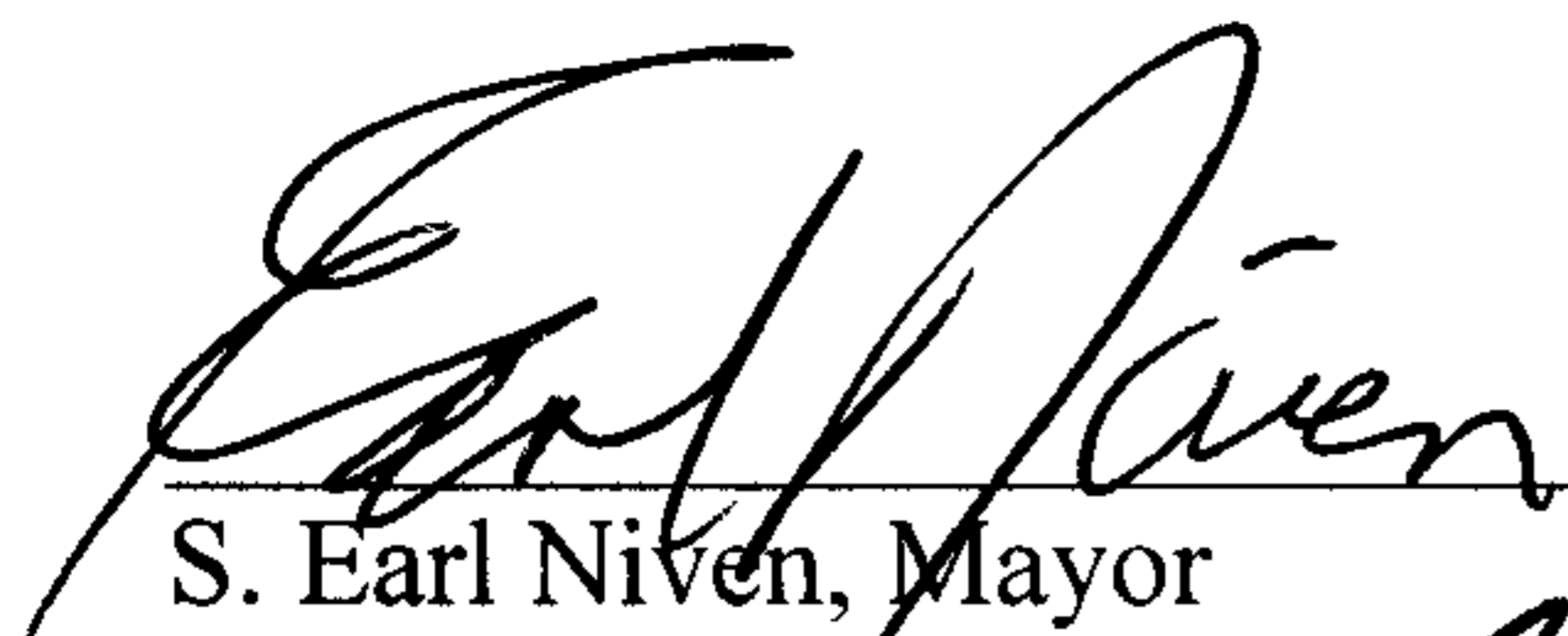
**Whereas**, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

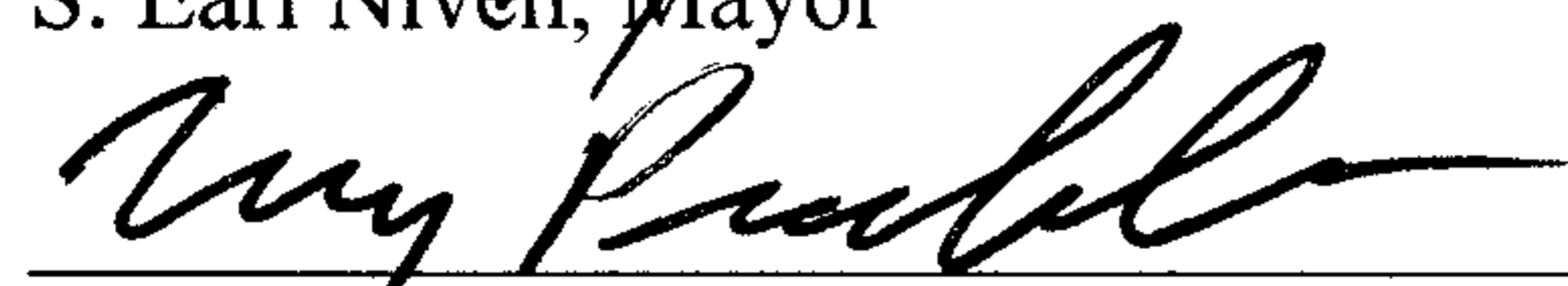
**Therefore, be it ordained** that the City Council of the City of Chelsea assents to the said annexation: and

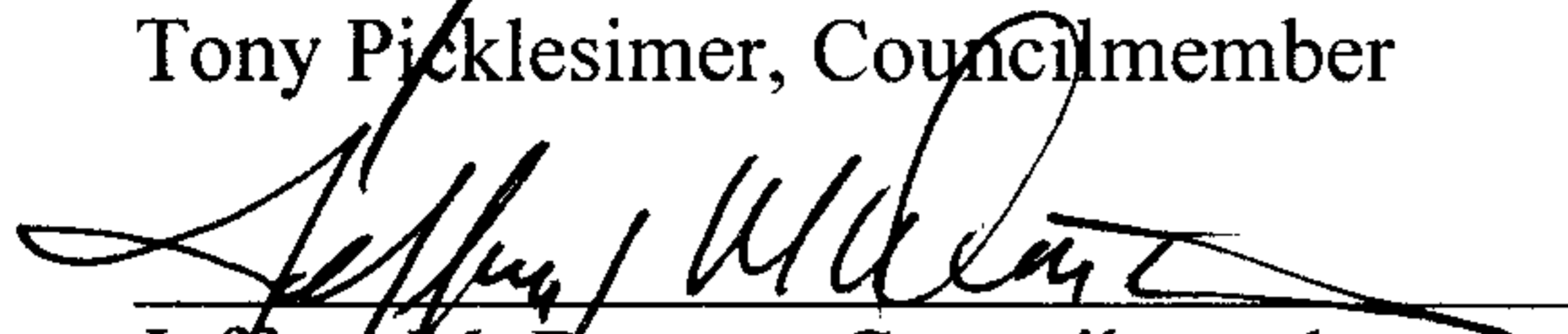
**Be it further ordained** that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said properties, and said properties shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

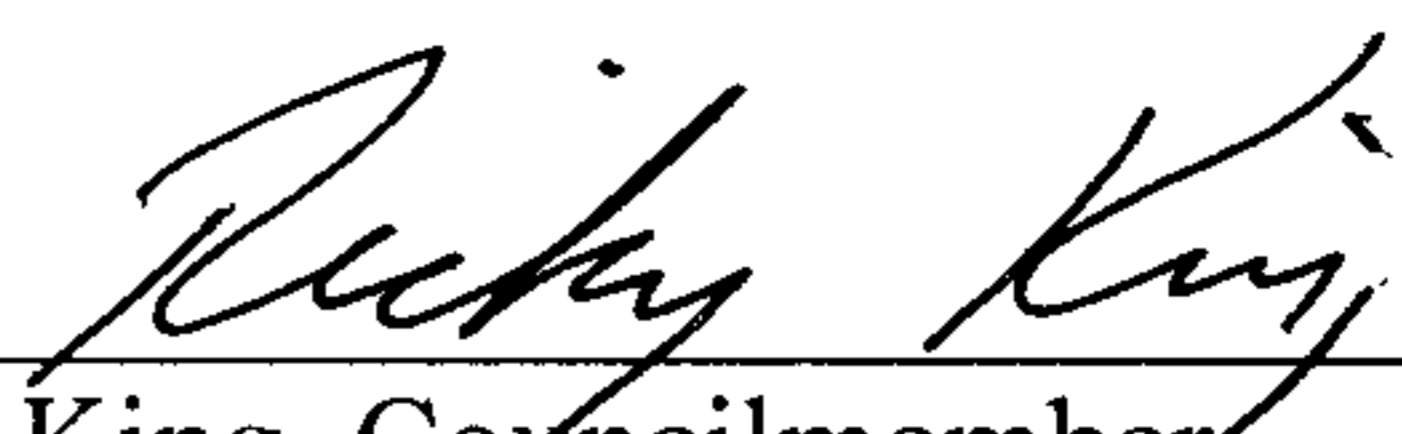


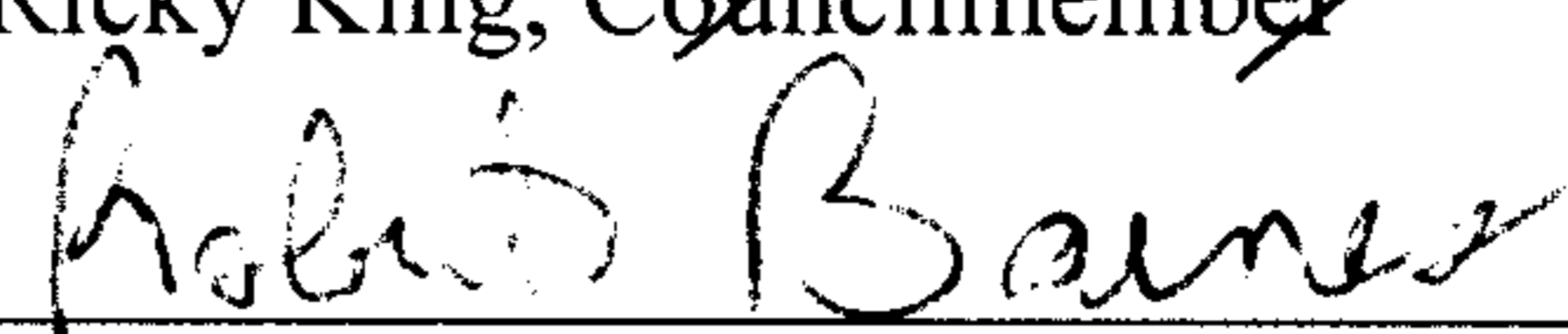
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Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

  
S. Earl Niven, Mayor

  
Tony Picklesimer, Councilmember


  
Jeffrey M. Denton, Councilmember


  
Ricky King, Councilmember

  
Robert Barnes, Councilmember

  
Juanita J. Champion, Councilmember

*Passed and approved this 21st day of July, 2009*

  
Becky C. Landers, City Clerk

  
20090811000309290 3/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

## Petition Exhibit B

### **Property owner(s): Ashton Woods Sub-Division**

Property: Parcel IDs:	15-2-04-0-001-037.000	Lawrence & Nancy Beaury
	15-2-04-0-001-037.003	Alice & Donald Hardy
	15-2-04-0-001-037.004	John Carson & Cara Brown
	15-2-04-0-001-037.005	Ronald, Jr. & Mary Ramsey
	15-2-04-0-001.037.006	Amy & Allen McCulla
	15-2-04-0-001-037.007	Justin Fogo
	15-2-04-0-001-037.008	Leslie & Deborah Garrett
	15-2-04-0-001-037.001	Gregory Joiner


### 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 B), from *Map Book 23, page 160*, in the Probate Office of Shelby County, Alabama.

Instrument #1999-36191  
Instrument #20040701000363130  
Instrument #20070712000327430  
Instrument #20021030000535680  
Instrument #1999-04711  
Instrument #20051010000527590  
Instrument #20050218000080420  
Instrument #20061017000512000

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 property 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.

  
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Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT



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Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

WOODLAND CIR.

HWY  
39

HWY  
39

ASHTON WOODS DRIVE

WOODCREST CIR

WOODVIEW CIR

 Chelsea City Limits


 Area to be Annexed

# ASHTON WOODS ANNEXATION

Exhibit C  
X-09-07-21-465

Tax Map ID#  
15-2-04

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

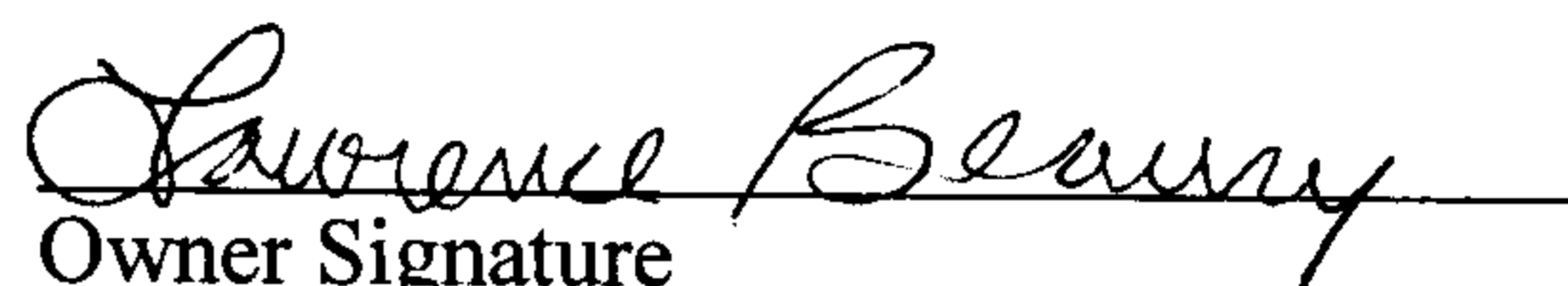
  
20090811000309290 6/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
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## Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit B" 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 14 day of February, 2009.

  
Witness  
MY COMMISSION EXPIRES JANUARY 18, 2011

  
Owner Signature

Lawrence Beaury  
Print Name

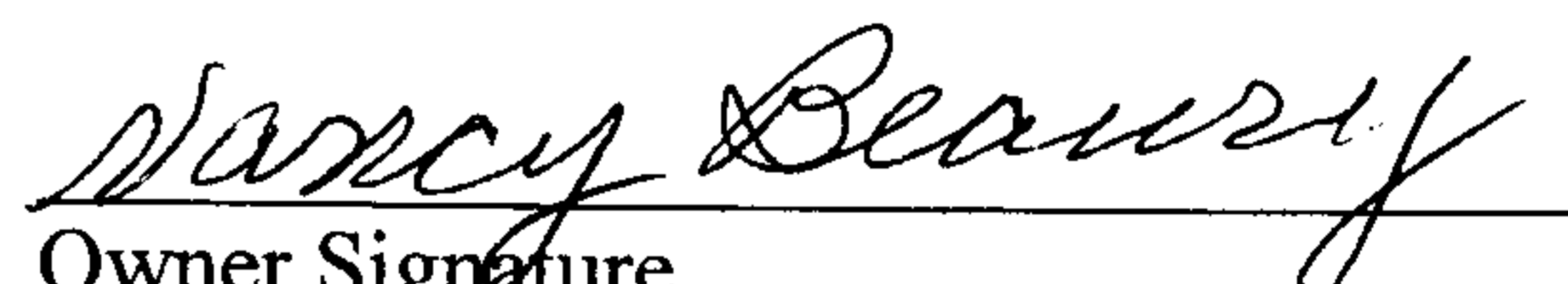
101 Ashton Woods Dr, Chelsea  
Mailing Address

Property Address (If different)

205-803-8742  
Telephone Number (Day)

205-678-9743  
Telephone Number (Evening)

  
Witness  
MY COMMISSION EXPIRES JANUARY 18, 2011

  
Owner Signature

Nancy Beaury  
Print Name

101 Ashton Woods Dr, Chelsea  
Mailing Address

Number of people on property \_\_\_\_\_

Proposed property usage: (Circle One)  
Commercial Residential

Property Address (If different)

205-678-6710  
Telephone Number (Day)

205-678-9743  
Telephone Number (Evening)



20090811000309290 7/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
Lawrence A. Beaury

STATE OF ALABAMA ) CORPORATION  
COUNTY OF SHELBY ) JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Eight Thousand Nine Hundred Fifty and 00/100 (\$138,950.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Brantley Homes, Inc., a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Lawrence A. Beaury and wife, Nancy L. Beaury, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, page 160 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$81,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice-President, Rhonda A. Brantley who is authorized to execute this conveyance, hereto set her signature and seal this the 26th day of August, 1999.

Brantley Homes, Inc.

*Rhonda A. Brantley*  
By: Rhonda A. Brantley, Vice-President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rhonda A. Brantley, whose name as Vice-President of Brantley Homes, Inc., a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 2-22-03

RECEIVED: 1999-36191  
JULY 20, 2003

08/27/1999-36191  
01:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CM 66.50



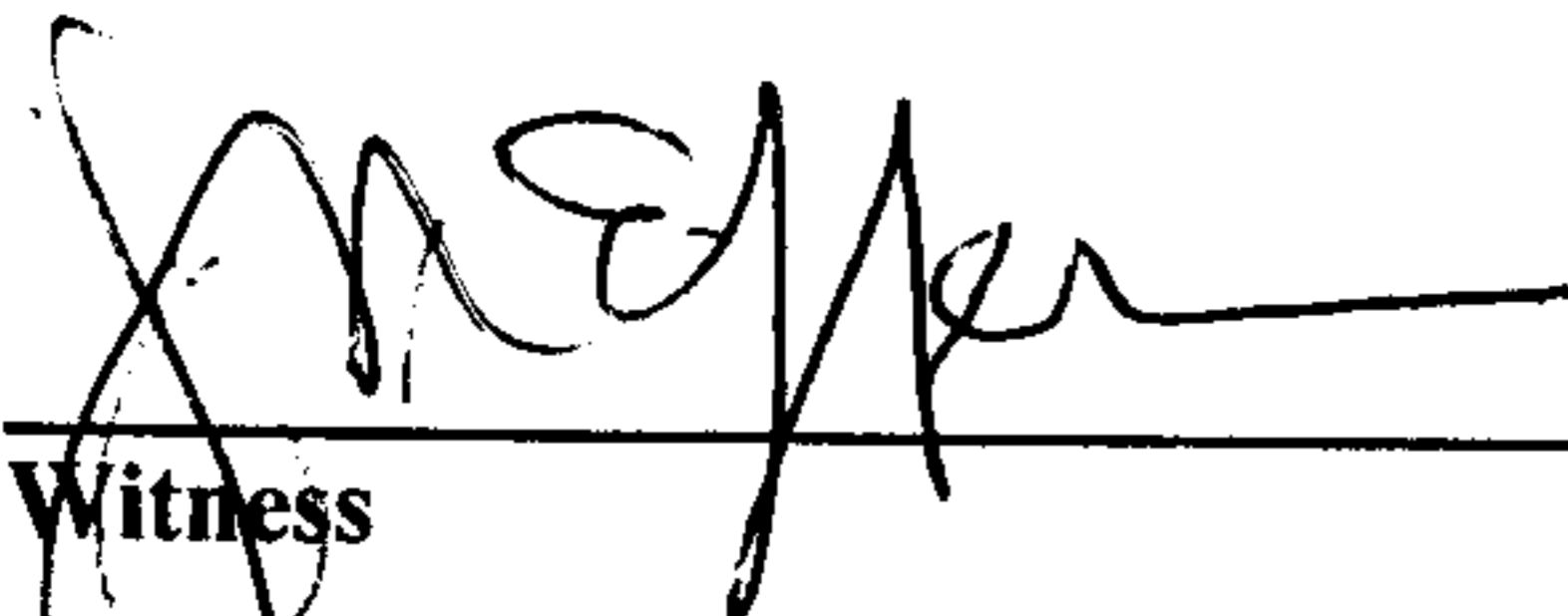
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Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

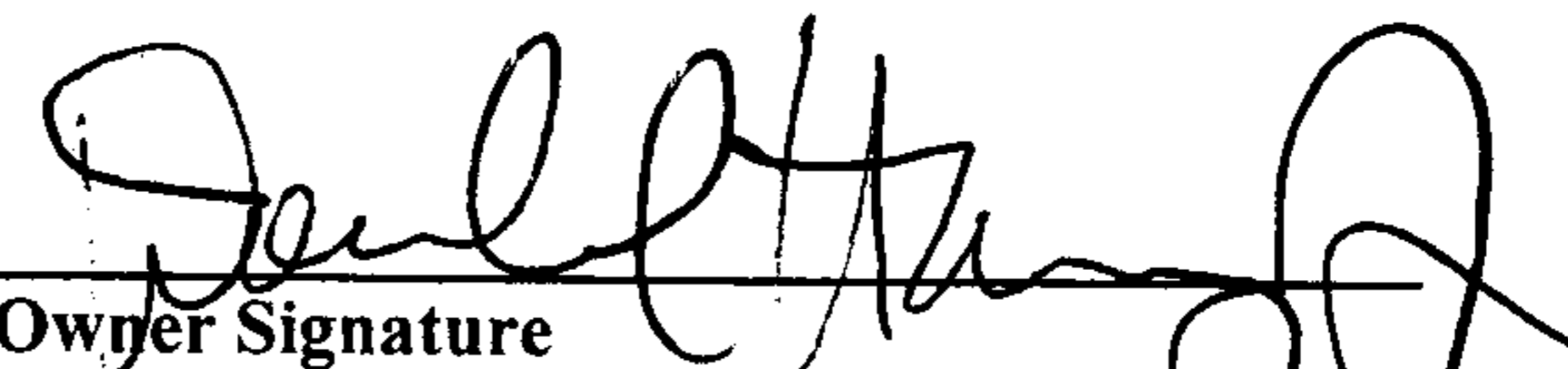
City Clerk  
City of Chelsea  
P.O. Box 111  
Chelsea, Alabama 35043

## 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.

Signed on the 7 day of March, 2009

  
Witness

  
Owner Signature

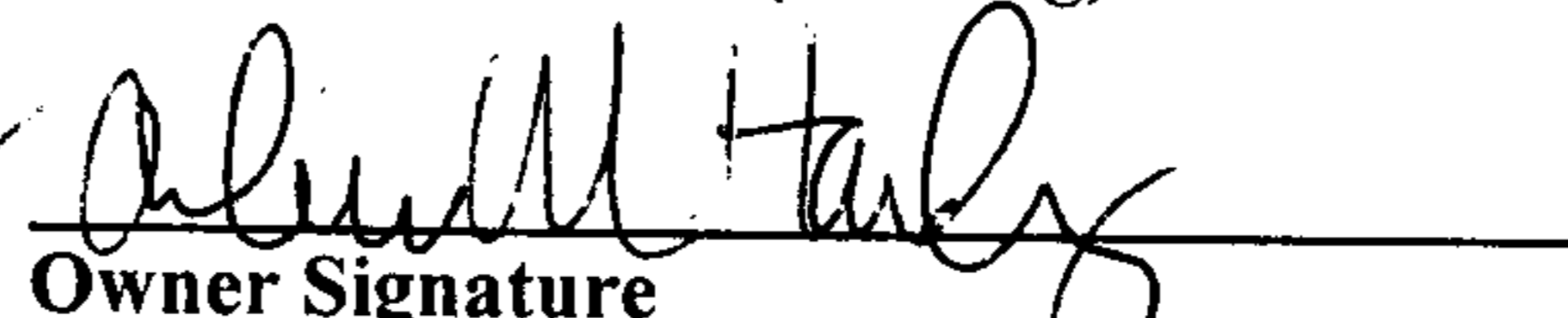
Donald Hardy, Jr.  
Print name

107 ASHTON WOODS DR  
Mailing Address

Same  
Property Address (if different)

Telephone Number (Day)  
533 2091

Telephone Number (Evening)

  
Owner Signature

Alice M. Hardy  
Print Name

107 ASHTON WOODS DR  
Mailing Address

Same  
Property Address (if different)

533 2091  
Telephone number (Day)

Telephone Number (Evening)

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

(All owners listed on the deed must sign)

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040701000303130 Pg 1/1 43.50  
Shelby Cnty Judge of Probate, AL  
07/01/2004 10:49:00 FILED/CERTIFIED

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

ALICE HARDY and DONALD HARDY

107 ASHTON WOODS DRIVE

CHELSEA ALABAMA 35051

THAT IN CONSIDERATION OF One Hundred Fifty-Six Thousand Nine Hundred and 00/100 DOLLARS (\$156,900) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, KIM D. MCDONALD, A Single <sup>KA</sup> PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto

ALICE HARDY and DONALD HARDY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 2, ACCORDING TO THE SURVEY OF ASHTON WOODS, 1<sup>ST</sup> PHASE, AS RECORDED IN MAP BOOK 23, PAGE 160, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and rights of way of record.

124,720.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees ALICE HARDY and DONALD HARDY 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 1<sup>st</sup> day of June, 2004.

WITNESS:

\_\_\_\_\_(Seal)

Kim D. McDonald (Seal)  
KIM D. MCDONALD

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that KIM D. MCDONALD, A single PERSON whose name(s) is/are signed to the foregoing conveyance, and who is/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 1<sup>st</sup> day of June A.D., 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:


2-19-07  
Phyllis L. Parker

66366

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

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Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

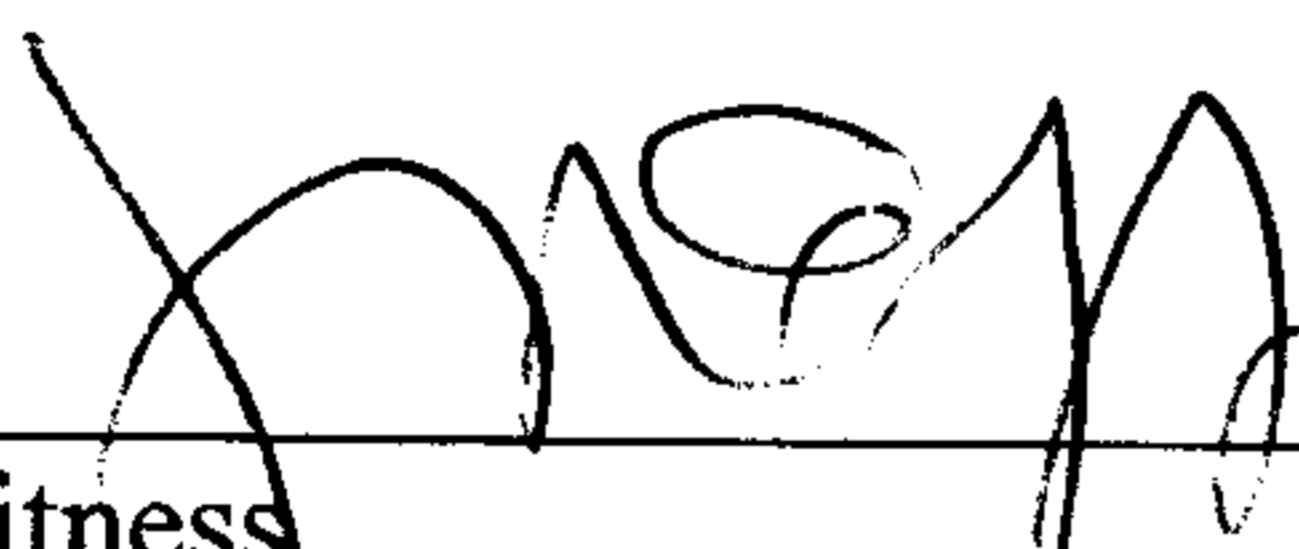
City Clerk  
City of Chelsea  
P. O. Box 111  
Chelsea, Alabama 35043

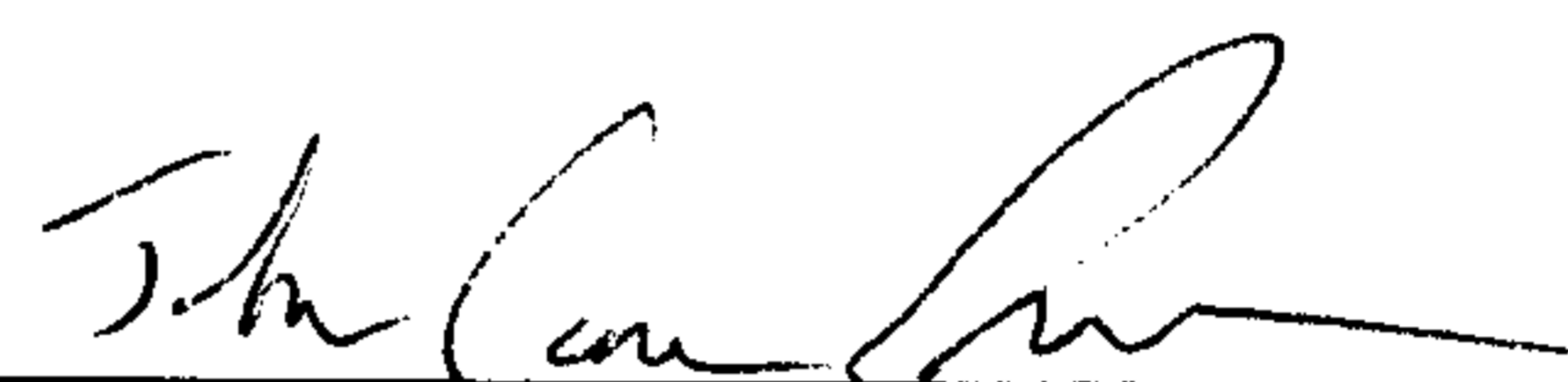
  
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Shelby Cnty Judge of Probate, AL  
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## Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit B" 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 16 day of February, 2009.

  
Witness

  
Owner Signature


John Carson Brown  
Print Name

113 Ashton Woods Dr.  
Mailing Address

Property Address (If different)

205 - 678 - 0472  
Telephone Number (Day)

Telephone Number (Evening)

  
Owner Signature

Cara Brown  
Print Name

113 Ashton Woods Dr.  
Mailing Address

Number of people on property 3

Proposed property usage: (Circle One)  
Commercial Residential

Property Address (If different)

678 - 0472  
Telephone Number (Day)

Telephone Number (Evening)

This instrument was prepared by:  
HARRY W. GAMBLE  
✓ 105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
113 Ashton Woods Drive  
Chelsea, AL 35043

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$189,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **DANNY ALLEN BREWER AND MELISSA BREWER, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JOHN CARSON BROWN AND CARA BROWN** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 3, according to the Survey of Ashton Woods, 1<sup>st</sup> Phase, as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, Alabama.**

Subject to:

(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 13, Page 163 and Deed Book 37, Page 289. (b) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 105; Deed Book 242, Page 462; and Deed Book 222, Page 735. (c) Restrictions appearing of record in Instrument #1998-26349 and Instrument #1998-38689. (d) Right(s) of way to Shelby County, as recorded in Deed Book 135, Page 437 and 435. (e) Right(s) of way to Rodney E. Davis, as recorded in Instrument #1997-18118.

\$170,550.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

20070712000327430 2/2 \$33.00  
Shelby Cnty Judge of Probate, AL  
07/12/2007 09:15:40AM FILED/CERT

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this  
6<sup>TH</sup> day of July, 2007.

  
DANNY ALLEN BREWER

  
MELISSA BREWER

Shelby County, AL 07/12/2007  
State of Alabama  
Deed Tax: \$19.00

STATE OF ALABAMA  
COUNTY OF SHELBY

The undersigned, a Notary Public in said and for said County, in said State,  
hereby certify that **DANNY ALLEN BREWER AND MELISSA BREWER,**  
**HUSBAND AND WIFE**, 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 this conveyance, they executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this 6<sup>th</sup> day of July, 2007.

  
Notary Public

HARRY W. GAMBLE  
NOTARY PUBLIC  
STATE OF ALABAMA  
MY COMMISSION EXPIRES MAR. 1, 2008


20090811000309290 12/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

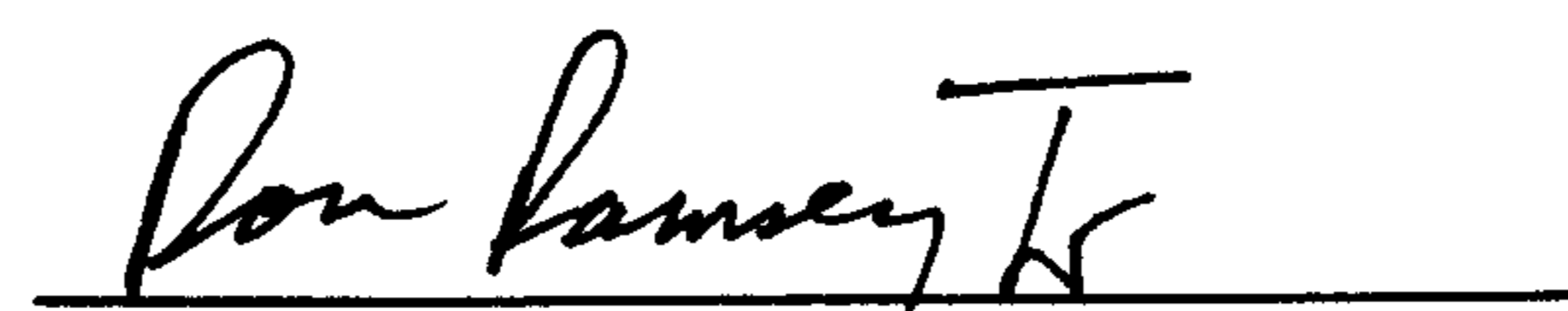
Town Clerk  
Town of Chelsea  
P.O. Box 111  
Chelsea, Alabama 35043

## 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 town 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 town of Chelsea to annex said property into the corporate limits of the municipality.

Done the 23 day of February, 2009.

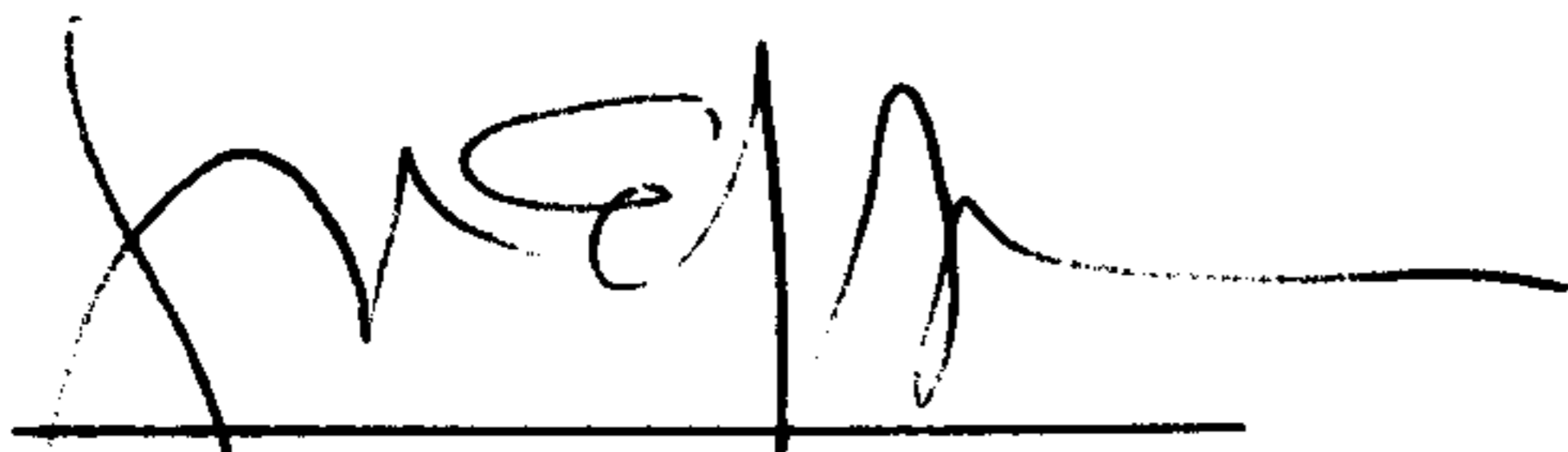
  
Witness

  
Owner

119 Ashton Woods Drive Chelsea, AL 35043  
Mailing Address

Property Address ( if different)

2056 78-9662  
Telephone Number

  
Witness

  
Owner

119 Ashton Woods Drive  
Mailing Address Chelsea, AL 35043

Property Address

205-678-9662  
Telephone Number

(All owners listed on the deed must sign)



20090811000309290 13/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

SEND TAX NOTICE TO: RONALD D. RAMSEY, JR. AND MARY S. RAMSEY  
119 ASHTON WOODS DRIVE  
CHELSEA, ALABAMA 35043

## WARRANTY DEED

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$155,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **KEELON J. HOBBS, UNMARRIED INDIVIDUAL**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **RONALD D. RAMSEY, JR. and MARY S. RAMSEY**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF ASHTON WOODS, 1ST PHASE, AS RECORDED IN MAP BOOK 23, PAGE 160, OM THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


\$124,700.00 and \$15,550.00 of the above consideration was paid from the proceeds of those mortgages closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of October, 2002.

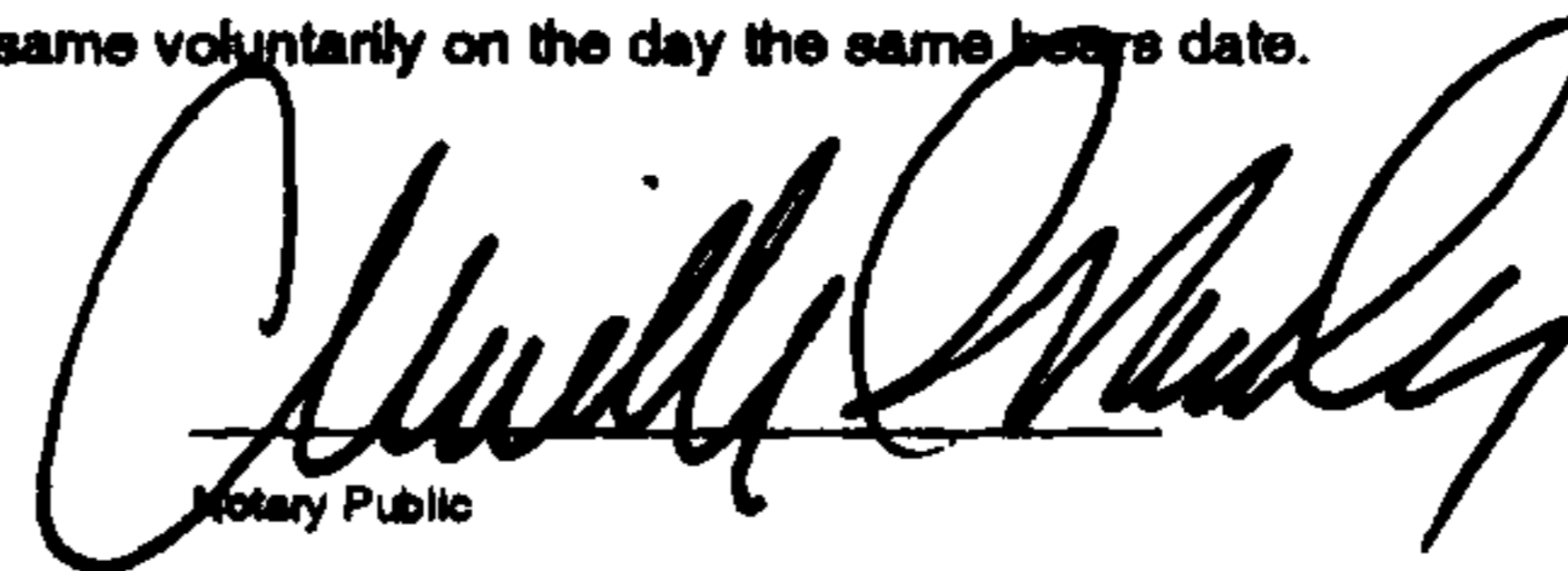
  
\_\_\_\_\_  
KEELON J. HOBBS

\_\_\_\_\_  
(L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that KEELON J. HOBBS and , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 25th day of October, 2002.

  
\_\_\_\_\_  
Notary Public  
My commission exp: \_\_\_\_\_  
MY COMMISSION EXPIRES OCTOBER 27, 2006

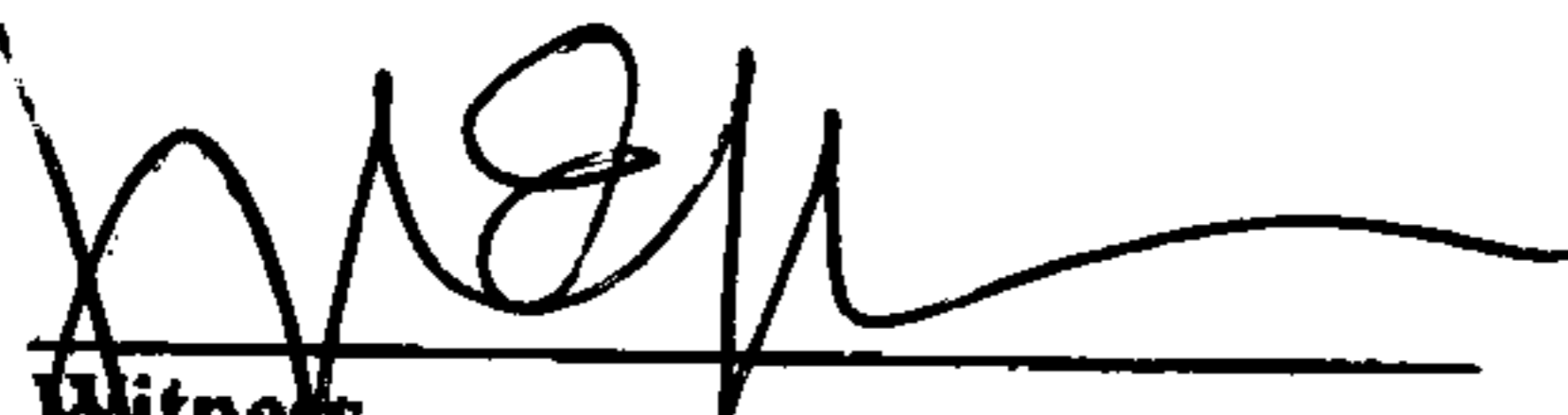
Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

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 17<sup>th</sup> day of APRIL, 2009

  
Witness

  
Owner Signature

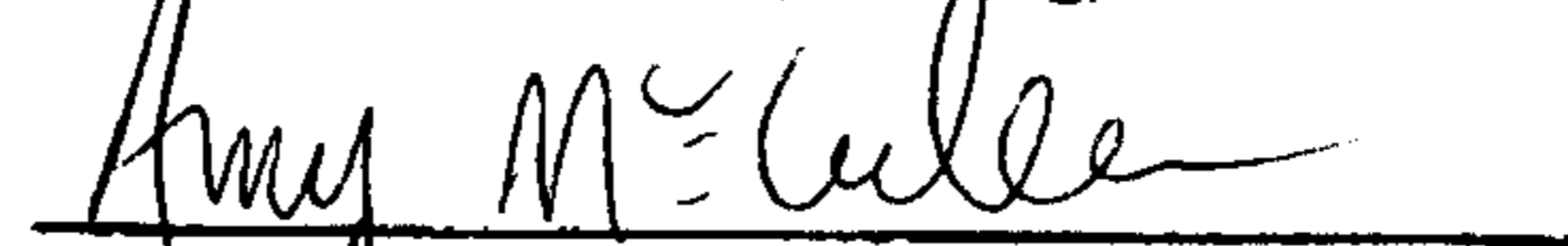
ALLEN McCULLA  
Print name

125 ASHTON WOODS DR  
Mailing Address

Property Address (if different)

205 678 - 9169  
Telephone Number (Day)

205 678 - 9169  
Telephone Number (Evening)

  
Owner Signature

AMY McCULLA  
Print Name

125 ASHTON WOODS DR  
Mailing Address

Property Address (if different)

205 678 - 9169  
Telephone number (Day)

205 678 - 9169  
Telephone Number (Evening)

Number of people on property 5  
Proposed Property Usage (Circle One)  
Commercial or Residential

(All owners listed on the deed must sign)



20090811000309290 15/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

McCulla

This form furnished by: Cahaba Title, Inc.

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

(Name) Kathy Joseph

(Address)

Send Tax Notice to:

(Name)

(Address)

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-seven Thousand Eight Hundred and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, Louis Douglas Joseph, a married man

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Brantley Homes, Inc.

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

Lots 5 and 39, according to the survey of Ashton Woods, 1st Phase, as recorded in Map Book 23 Page 160 in the Probate Office of Shelby County, Alabama.

This is not the homestead of the grantor or his spouse.

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

Inst # 1999-04711

02/03/1999-04711  
10:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
021 CM 9.38



20090811000309290 16/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this \_\_\_\_\_ day of January, 1999.

(Seal)

(Seal)

(Seal)

Louis Douglas Joseph (Seal)  
Louis Douglas Joseph (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Louis Douglas Joseph, a married man \_\_\_\_\_, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this \_\_\_\_\_ day of November, 1999.

My Commission Expires:

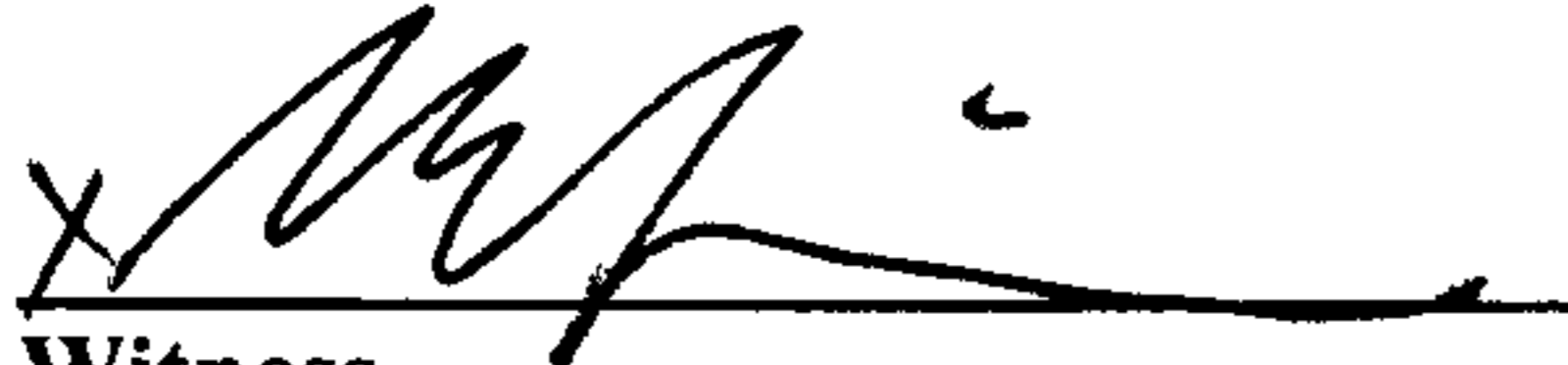
Notary Public


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 14 day of June, 2009

X   
Witness

  
Owner Signature  
JUSTIN FOGO  
Print name

100 Woodman Circle  
Mailing Address

Same  
Property Address (if different)

\_\_\_\_\_  
Telephone Number (Day)  
205-837-8279  
Telephone Number (Evening)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

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


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

\_\_\_\_\_  
Property Address (if different)

\_\_\_\_\_  
Telephone number (Day)

(All owners listed on the deed must sign)

\_\_\_\_\_  
Telephone Number (Evening)

  
20090811000309290 17/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

20051010000527590 1/1 \$11.50  
Shelby Cnty Judge of Probate, AL  
10/10/2005 03:04:46PM FILED/CERT

SEND TAX NOTICE TO: JUSTIN FOGO  
100 WOODLAND CIRCLE  
CHELSEA, ALABAMA 35043

Shelby County, AL 10/10/2005  
State of Alabama

Deed Tax: \$.50

## WARRANTY DEED

STATE OF ALABAMA,  
SHELBY COUNTY.

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$182,390.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **ROBERT E. STANDRIDGE and PENNY K. STANDRIDGE, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JUSTIN FOGO, UNMARRIED**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 42, ACCORDING TO THE SURVEY OF ASHTON WOODS, 1ST PHASE, AS RECORDED IN MAP BOOK 23, PAGE 160, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$145,900.00 and \$36,450.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of September, 2005.

WITNESS:

Robert E. Standridge (L.S.)  
**ROBERT E. STANDRIDGE**

Penny K. Standridge (L.S.)  
**PENNY K. STANDRIDGE**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that ROBERT E. STANDRIDGE and PENNY K. STANDRIDGE, HUSBAND AND WIFE, whose name(s) 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 official seal this 29th day of September, 2005.

Christopher P. Moseley  
Notary Public

My commission expires:

Prepared by  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/27/05

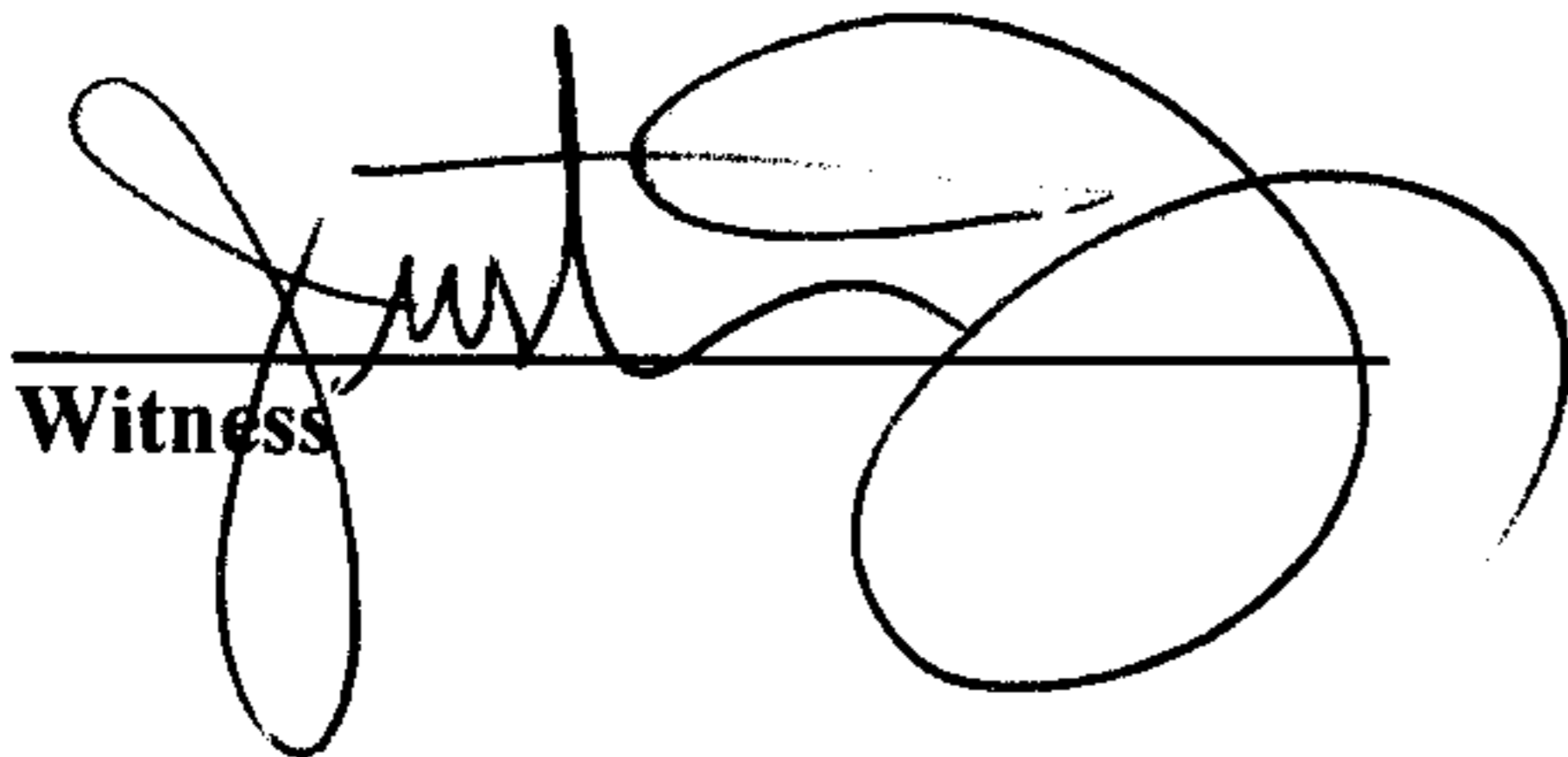
20090811000309290 18/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT


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.

Signed on the 9th day of June, 2009

  
Witness

  
Owner Signature


Leslie Scott Garrett  
Print name

112 Ashton Woods Dr  
Mailing Address

Property Address (if different)

678-0290  
Telephone Number (Day)

678-0290  
Telephone Number (Evening)

  
Owner Signature

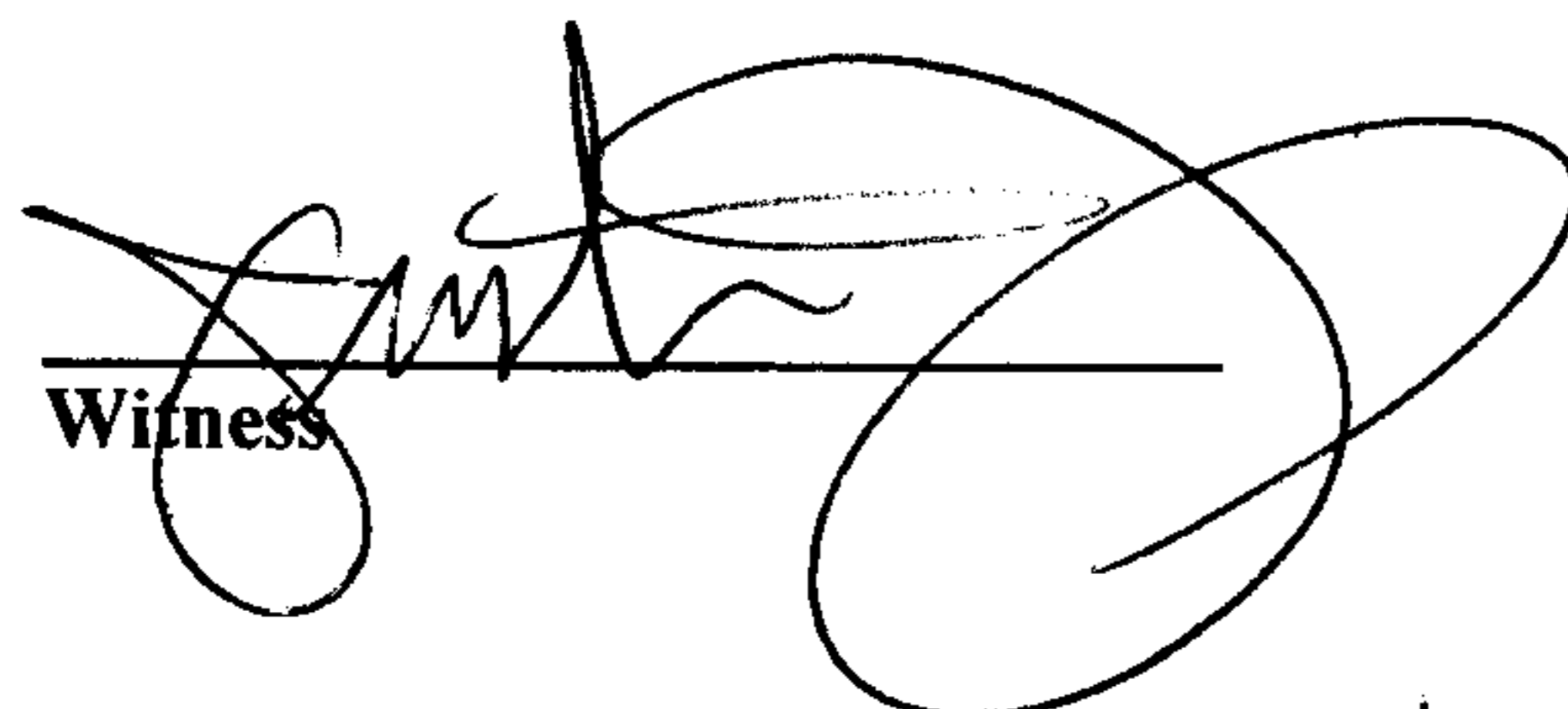
Deborah L. Garrett  
Print Name

112 Ashton Woods Dr  
Mailing Address

Property Address (if different)


678-0290  
Telephone number (Day)

Telephone Number (Evening)

  
Witness

Number of people on property 4  
Proposed Property Usage (Circle One)  
Commercial or Residential

(All owners listed on the deed must sign)

  
20090811000309290 19/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

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

Send Tax Notice To:  
Leslie S. Garrett and Deborah L. Garrett  
5106 Walden Crossing Drive  
Canton, GA 30115

STATE OF ALABAMA

COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Seventy-Three Thousand Nine Hundred and 00/100 (\$173,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Phyllis Baker, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Leslie S. Garrett and Deborah L. Garrett**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 43, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23 Page 160, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

\$165,205.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' 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 **8th** day of **February**, 2005.

Phyllis Baker

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Phyllis Baker**, an unmarried woman, 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 **8th** day of **February**, 2005.

NOTARY PUBLIC

My Commission Expires: **6-5-2009**

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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 31 day of May, 2009

Witness

Owner Signature

Print name

Mailing Address

Property Address (if different)

Telephone Number (Day)

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 or Residential

(All owners listed on the deed must sign)

20090811000309290 21/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

20061017000512000 1/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
10/17/2006 08:59:06AM FILED/CERT

Shelby County, AL 10/17/2006  
State of Alabama  
Deed Tax: \$80.00

BHM 0600478

Send tax notice to:

Gregory Joiner  
113 Woodland Circle  
Chelsea, AL 35043

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) in hand paid to the undersigned, Lisa F. Brown and Darrell Brown, Wife and Husband (hereinafter referred to as "Grantor") by Gregory Joiner (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, Ashton Woods, 1<sup>st</sup> Phase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 23, Page 160 and part of Lot 39 of said Ashton Woods, 1<sup>st</sup> Phase, said part of Lot 39 being more particularly described as follows: Beginning at the locally accepted Northwest corner of Section 9, Township 20 South, Range 1 West, Shelby County, Alabama being marked by an existing old open top iron pin and being a common corner between Lots 39 and 40, run in a Northeasterly direction along the common line between said Lots 39 and 40 for a distance of 55.25 feet to a point on the Southwest right-of-way line of Woodland Circle and being on a curve; said curve being concave in a Northeasterly direction and having a radius of 55.0 feet and a central angle of 9 degree(s) 32 minute(s) 55 second(s); thence turn an angle to the right and run in a Southeasterly direction along the curved right-of-way line of said Woodland Circle for a distance of 9.17 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right and run in a Southwesterly direction for a distance of 56.69 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$110,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

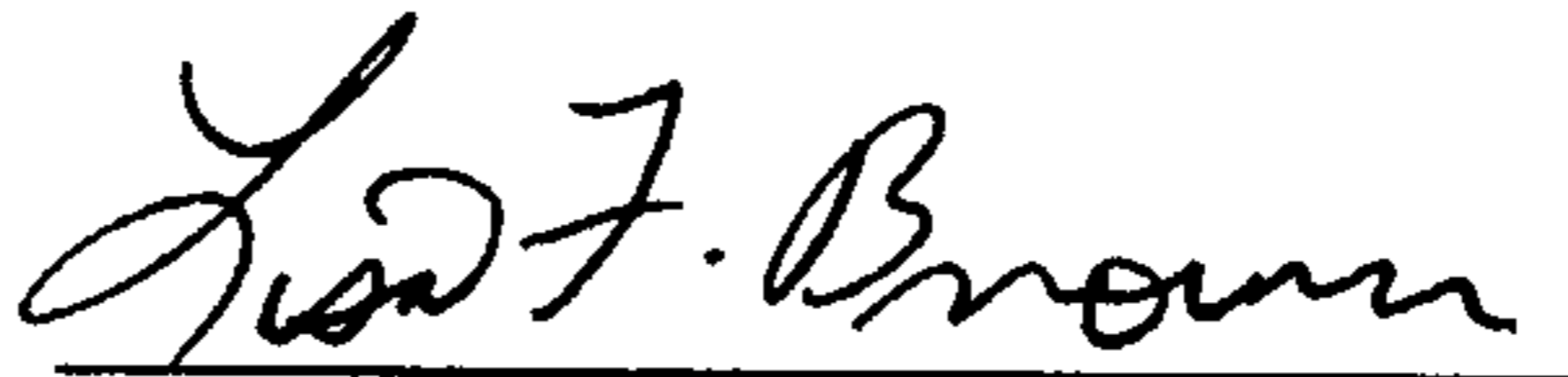
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said

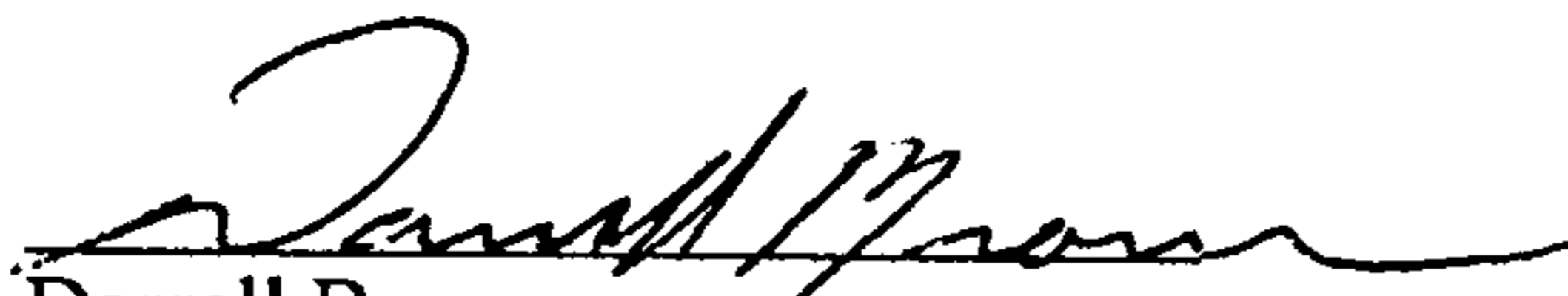
20090811000309290 22/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT

premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 29th day of August, 2006.

  
Lisa F. Brown

  
Darrell Brown

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa F. Brown and Darrell Brown, wife and husband, 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 said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2006.



20061017000512000 3/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
10/17/2006 08:59:06AM FILED/CERT

(Notary Seal)



*Paula D. Levitt*

Notary Public

Print Name: *Paula D Levitt*

Commission Expires: *12-18-07*



20090811000309290 24/24 \$92.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:24:27 PM FILED/CERT