

20110526000156810 1/11 \$42.00
Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 PM FILED/CERT

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

Ordinance Number: **X-11-05-17-518**

Property Owner(s): **Randy & Susie Clements**

Property: Parcel ID **#08-9-32-0-000-009.008, #08-9-32-0-000-009, #08-9-32-0-000-013.000**

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 17th, 2011 as same appears in minutes of record of said meeting, and published by posting copies thereof on May 18th, 2011, at the public places listed below, which copies remained posted for five business days (through May 24th, 2011).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
Chelsea Sports Complex, Highway 39, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043
Chelsea Senior Lodge, 706 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-11-05-17-518

Property Owner(s): **Randy & Susie Clements**

Property: Parcel ID #08-9-32-0-000-009.008, #08-9-32-0-000-009, #08-9-32-0-000-013.000

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

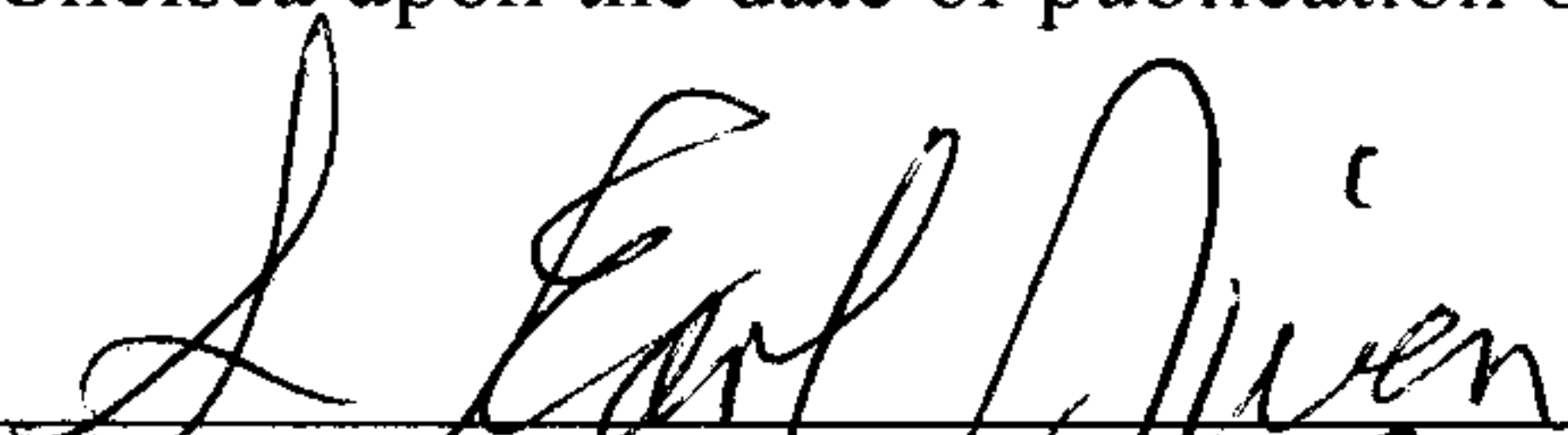
Whereas, said petition contains (as Petition Exhibit A) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

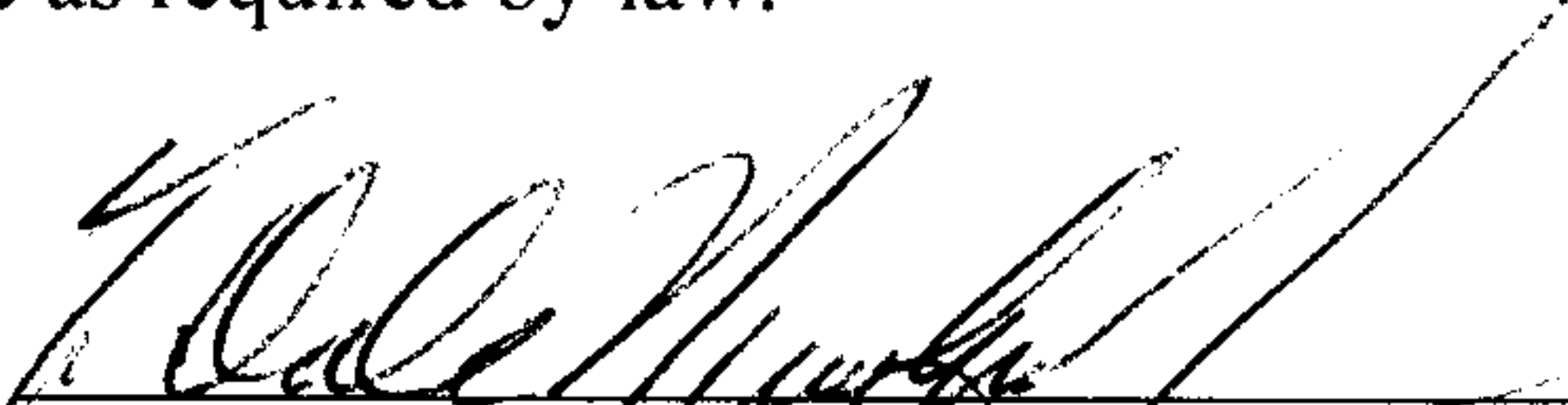
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned AR which together is contiguous to the corporate limits of Chelsea;

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

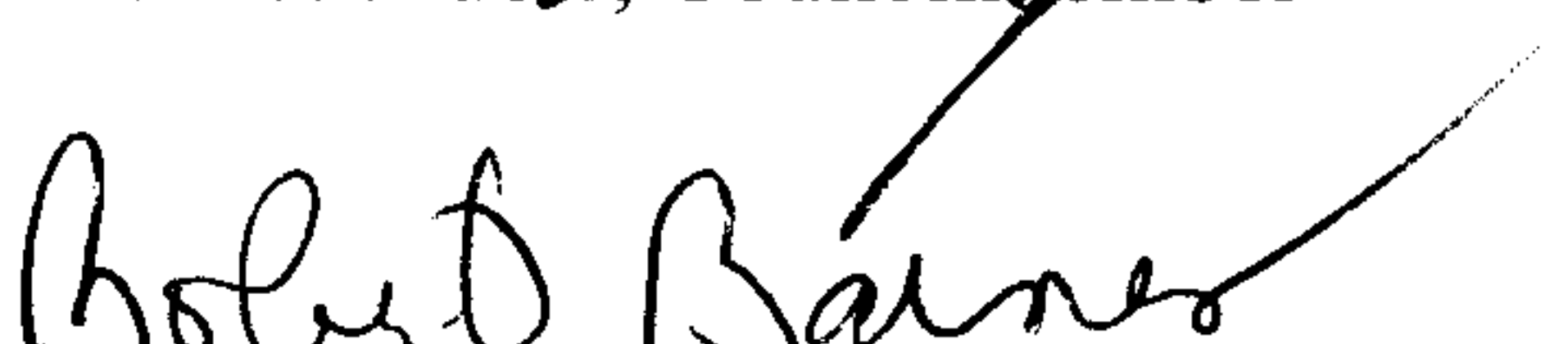
Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

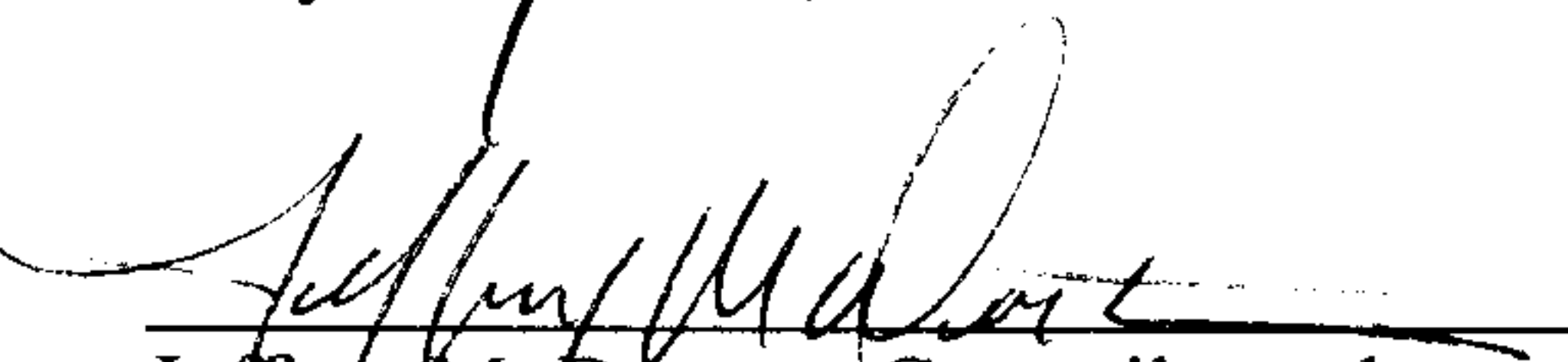
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.


S. Earl Niven, Mayor


Dale Neuendorf, Councilmember

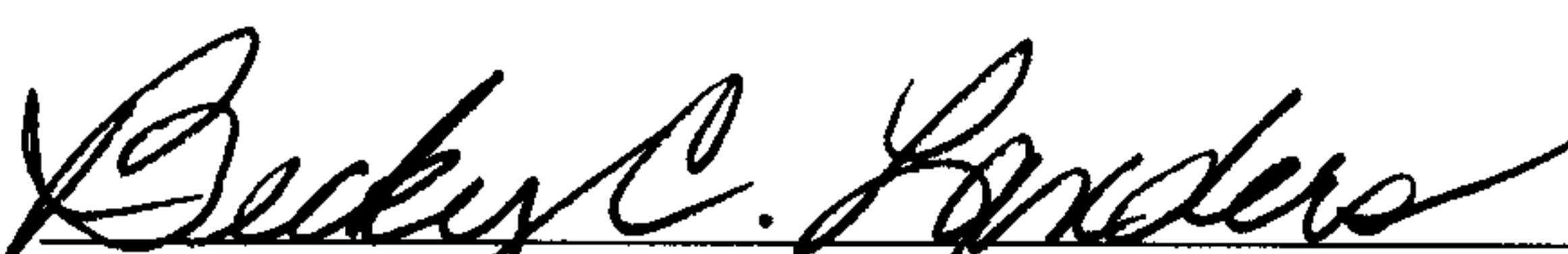

Tony Picklesimer, Councilmember


Robert Barnes, Councilmember

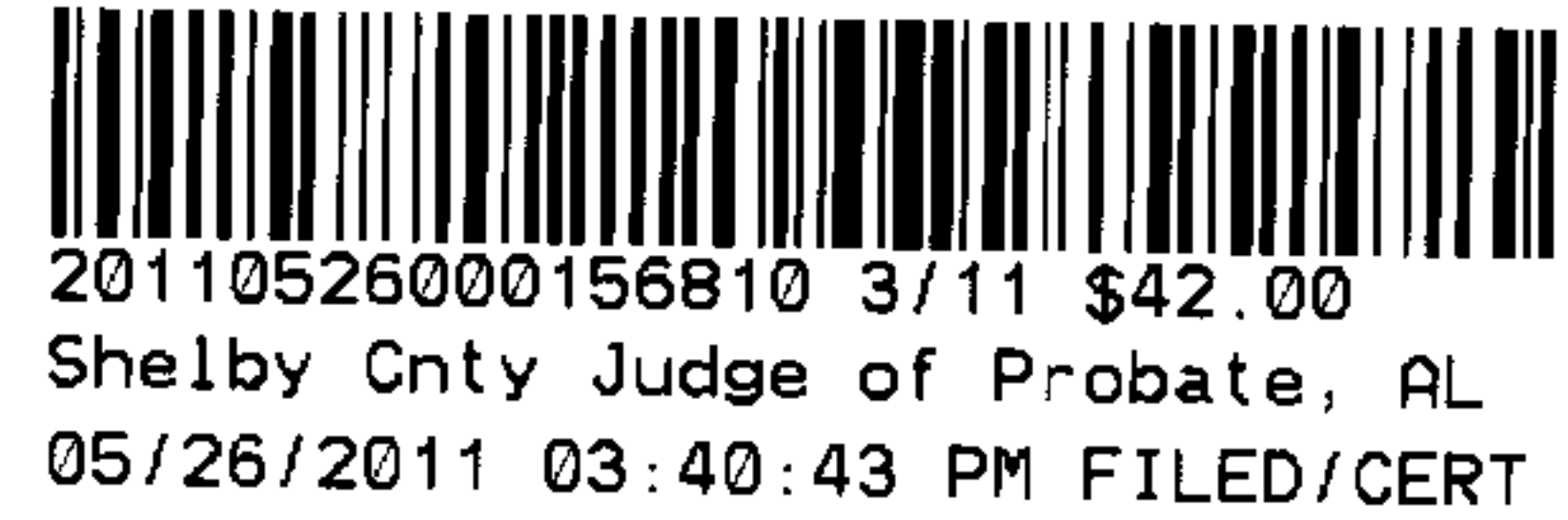

Jeffrey M. Denton, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this the 17th day of May, 2011


Becky C. Landers, City Clerk

Petition Exhibit A



Property owner(s): Randy & Susie Clements

Property: Parcel ID #08-9-32-0-000-009.008, #08-9-32-0-000-009, #08-9-32-0-000-013.000

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 A), Instrument # 1998-30434, Map Book 19 Page 82, Instrument #20070829000407120, Map Book 31 Page 75, Instrument #20080707000272980, Real Volume 190, 19 Page 611 and is filed with the Shelby County Probate Judge.

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.

WARRANTY DEED



20110526000156810 4/11 \$42.00
Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 PM FILED/CERT

This instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Randy Clements

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON)

That in consideration of FIFTY SIX THOUSAND AND NO/100 (\$56,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Mark B. Davis and wife, Debra Poteet Davis**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Randy Clements and Susan Clements** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initial RC SC

Lot 1, according to the Survey of Lake Cameron, as recorded in Map Book 19, Page 82, in the Probate Office of Shelby County, Alabama.

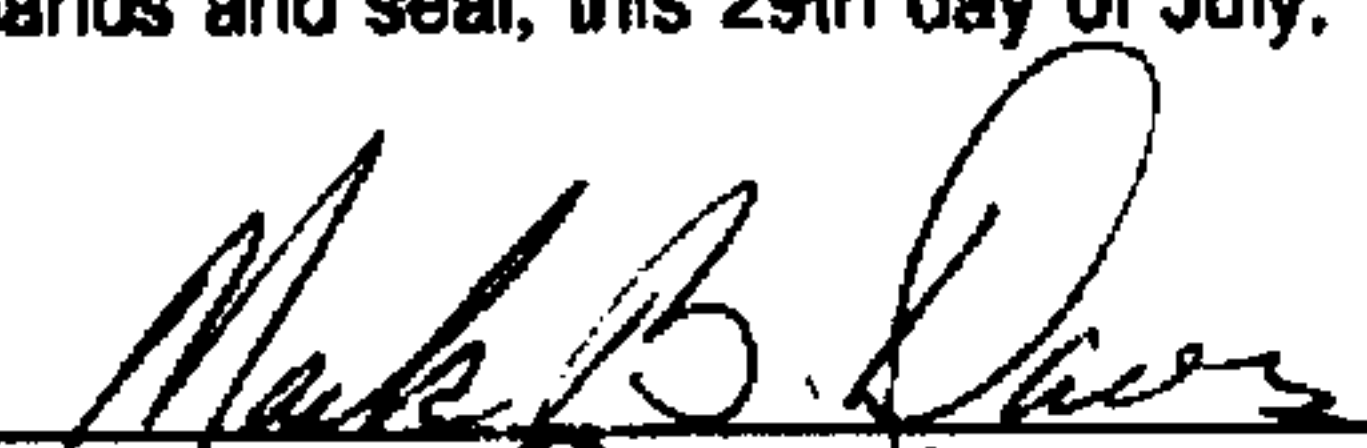
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

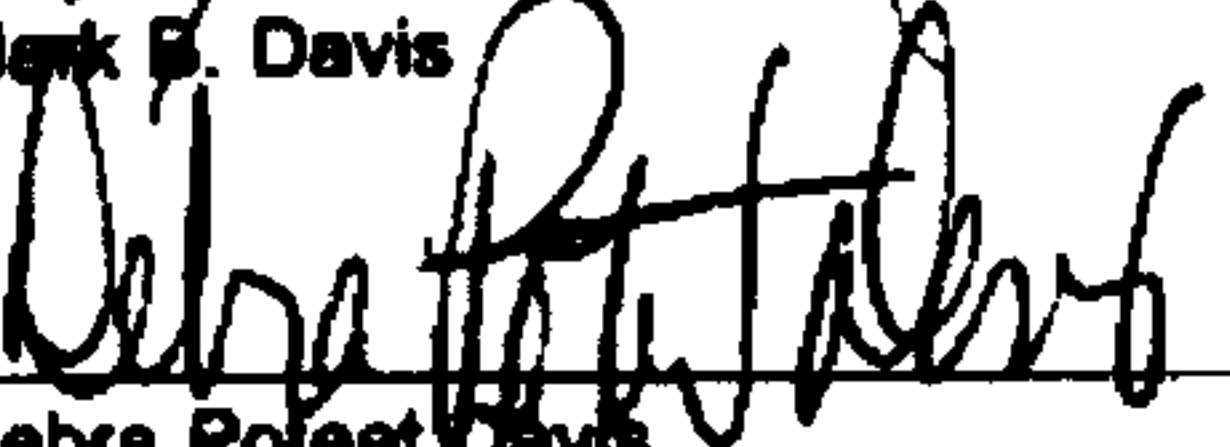
\$50,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 29th day of July, 1998.

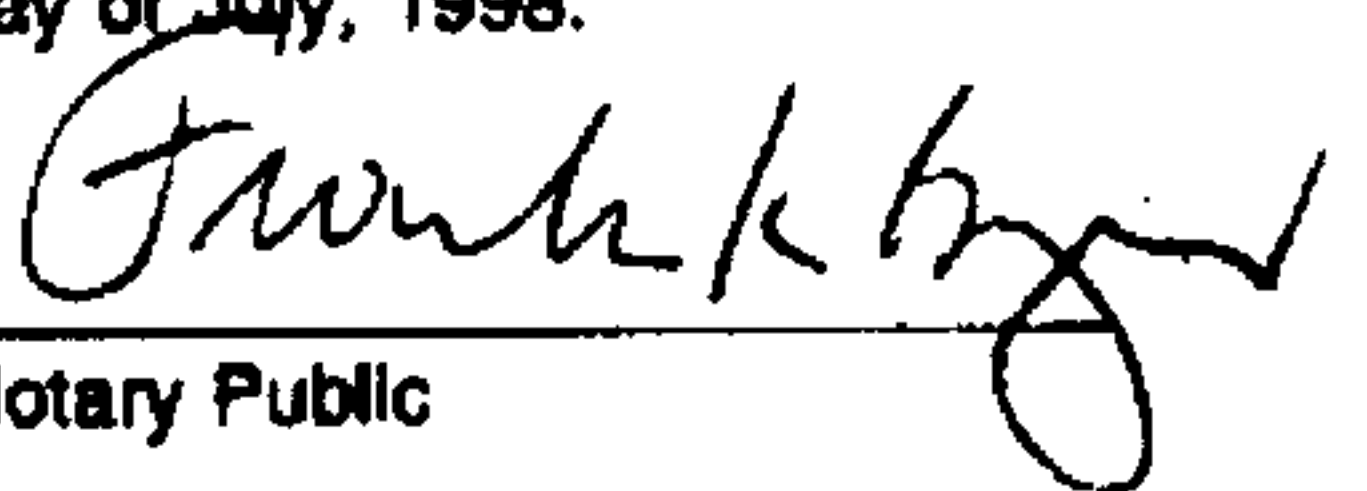

Mark B. Davis


Debra Poteet Davis

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mark B. Davis and wife, Debra Poteet Davis** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of July, 1998.


Notary Public

My Commission Expires: 11/20/2000

Inst # 1998-30434

08/07/1998-30434
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

Inst # 1998-30434

20110526000156810 5/11 \$42.00
Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 PM FILED/CERT

20070829000407120 1/2 \$184.00
Shelby Cnty Judge of Probate, AL
08/29/2007 12:12:57PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Gene M. Sellers, Attorney
3410 Independence Drive
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA,
COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for the sum of One Hundred Seventy Thousand and 0/100 Dollars (\$170,000.00) and other good and valuable consideration, the undersigned Grantor, **Maske Wood Properties, LLC, an Alabama Limited Liability Company**, do by these presents, grant, bargain, sell, and convey unto Grantees, **RANDY S. CLEMENTS and SUSAN CLEMENTS**, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel A, According to the Survey of Louise Maske Properties, as recorded in Map Book 31, page 75, in the Office of the Judge Probate of Shelby County, Alabama,

Subject to:

1. Taxes for year 2007, a lien but not yet payable.
2. Building lines, rights of way easements, restrictions, reservations and conditions of record, including those at Map Book 31, Page 75.
3. Building setback line of 40 feet reserved from Shelby County Road #450 and Shelby County Highway 51 as shown by recorded Plat.
4. Four foot easement for Water Line as shown by recorded Plat.
5. Transmission line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 149, Page 388 and Deed Book 150, Page 85.
6. Easement for Water Line as shown by instrument(s) recorded in Real 249, page 174 and Real 313, Page 383.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights and privilege and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of

the exercise of such rights as recorded in Deed 149, page 576, in the Probate Office of Shelby County, Alabama.

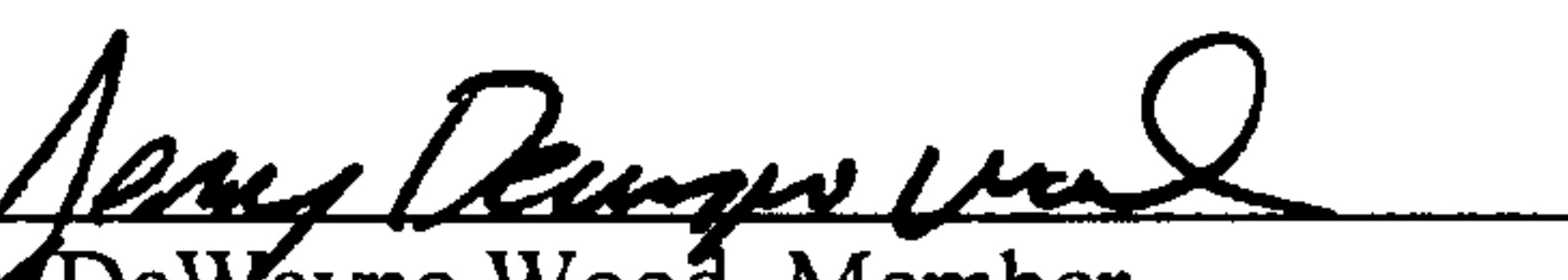
SUBJECT ALSO, to the following restriction: This property may be subdivided into no more than six (6) residential lots, with each lot further restricted to a residence constructed on the lot to contain not less than Twenty-Five Hundred (2,500) square feet of living space.

TO HAVE AND TO HOLD, to the Grantees, their successors 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 the Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that it has a good right to sell and convey the premises as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Jerry DeWayne Wood has caused this deed to be executed by all its Members, which are duly authorized, this 25th day of April, 2007.

Maske Wood Properties, LLC
an Alabama Limited Liability Company

By: 
Jerry DeWayne Wood, Member

STATE OF ALABAMA,

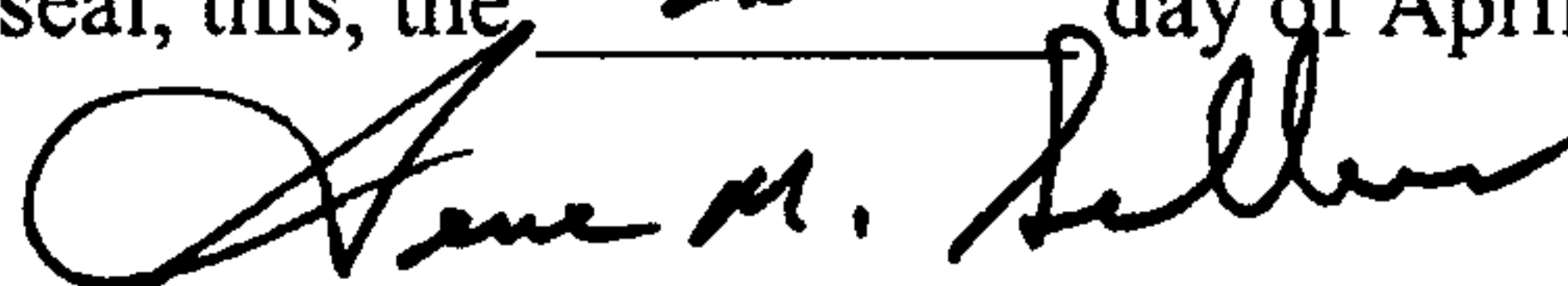
Shelby County, AL 08/29/2007
State of Alabama

COUNTY OF JEFFERSON.

Deed Tax: \$170.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jerry DeWayne Wood, whose name as Member of **Maske Wood Properties, LLC**, an Alabama Limited Liability Company, 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, in his capacity as such member and with full authority, executed the same voluntarily on the day the same bears date as and for the act of said Limited Liability Company.

Given under my hand and official seal, this, the 25th day of April, 2007.


Notary Public

20080707000272980 1/3 \$167.00
Shelby Cnty Judge of Probate, AL
07/07/2008 12:41:10PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Shelby County, AL 07/07/2008
State of Alabama
Deed Tax: \$150.00

20110526000156810 7/11 \$42.00
Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 PM FILED/CERT

SEND TAX NOTICE TO:

Randy Clements

Susan Clements

6491 Hwy 51
Wilsonville, AL 35186

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That for and in consideration of Six Hundred Eighty Thousand and 00/100 (\$680,000.00) DOLLARS, in hand paid to the undersigned, David N. Wright, a married man, (hereinafter referred to as "GRANTOR"), by Randy Clements and Susan Clements, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 2008.
2. Restrictions appearing of record in Real Volume 190, Page 611.

\$530,000 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his successors and assigns forever.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1 day of July, 2008.

David N. Wright (SEAL)
David N. Wright
(GRANTOR)

20080707000272980 2/3 \$167.00
Shelby Cnty Judge of Probate, AL
07/07/2008 12:41:10PM FILED/CERT



Randy Clements (SEAL)
(GRANTEE)



Susan Clements (SEAL)
(GRANTEE)

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David N. Wright, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July, 2008.



NOTARY PUBLIC
My commission expires: 5-21-12

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randy Clements and spouse, Susan Clements, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July, 2008.



NOTARY PUBLIC
My commission expires: 5-21-12

20110526000156810 8/11 \$42.00
Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 PM FILED/CERT

EXHIBIT "A"

20080707000272900 3/3 \$167.00
Shelby Cnty Judge of Probate, AL
07/07/2008 12:41:10PM FILED/CERT

Description of Mortgaged Property

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

From the accepted Southeast corner of Section 32, Township 19 South, Range 1 East, being the point of beginning herein described parcel of land; run thence West along the accepted South boundary of said Section 32, a distance of 1301.96 feet to a 1 inch bar accepted as the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32; thence turn 89 degrees 36 minutes 41 seconds right and run 1254.03 feet to a rebar accepted as the Northwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence turn 90 degrees 12 minutes 59 seconds right and run 1302.02 feet to a rebar accepted as the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32; thence turn 89 degrees 57 minutes 14 seconds right and run 1257.94 feet to the point of beginning of the herein described parcel of land. Also, a 30 feet easement for ingress and egress to-wit: From the accepted Southeast corner of Section 32, Township 19 South, Range 1 East; run thence West along the accepted South boundary of said Section 32 a distance of 1251.96 feet to a rebar being the point of beginning of herein described easement; thence continue along said course a distance of 50.0 feet to a 1 inch bar accepted as the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32; thence turn 00 degrees 00 minutes 39 seconds right and run 354.67 feet to a rebar on the East boundary of Shelby County Highway #51 (80 foot right of way); thence turn 83 degrees 11 minutes 04 seconds left and run 30.21 feet along said highway boundary to a rebar; thence turn 96 degrees 49 minutes 01 seconds left and run 408.47 feet to a 1 inch bar; thence turn 90 degrees 23 minutes 53 seconds left and run 30.00 feet to the point of beginning of herein described 30 foot easement for ingress and egress.

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Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 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 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.

Signed on the 21st day of November, 2010

Robert A. Warming
Witness

Randy Clements
Owner Signature

Randy Clements
Print name

6491 Hwy 51 Wilsonville AL 35186
Mailing Address

Property Address (if different)

(205) 678-4295
Telephone Number (Day)

(205) 283-9146
Telephone Number (Evening)

Robert A. Warming
Witness

Sysie Clements
Owner Signature

Sysie Clements
Print Name

Number of people on property 6
Proposed Property Usage (Circle One)
Commercial or Residential

6491 Hwy 51 Wilsonville AL 35186
Mailing Address

Same
Property Address (if different)

205-966-6213
Telephone number (Day)

(All owners listed on the deed must sign)

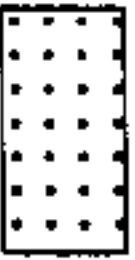
Telephone Number (Evening)

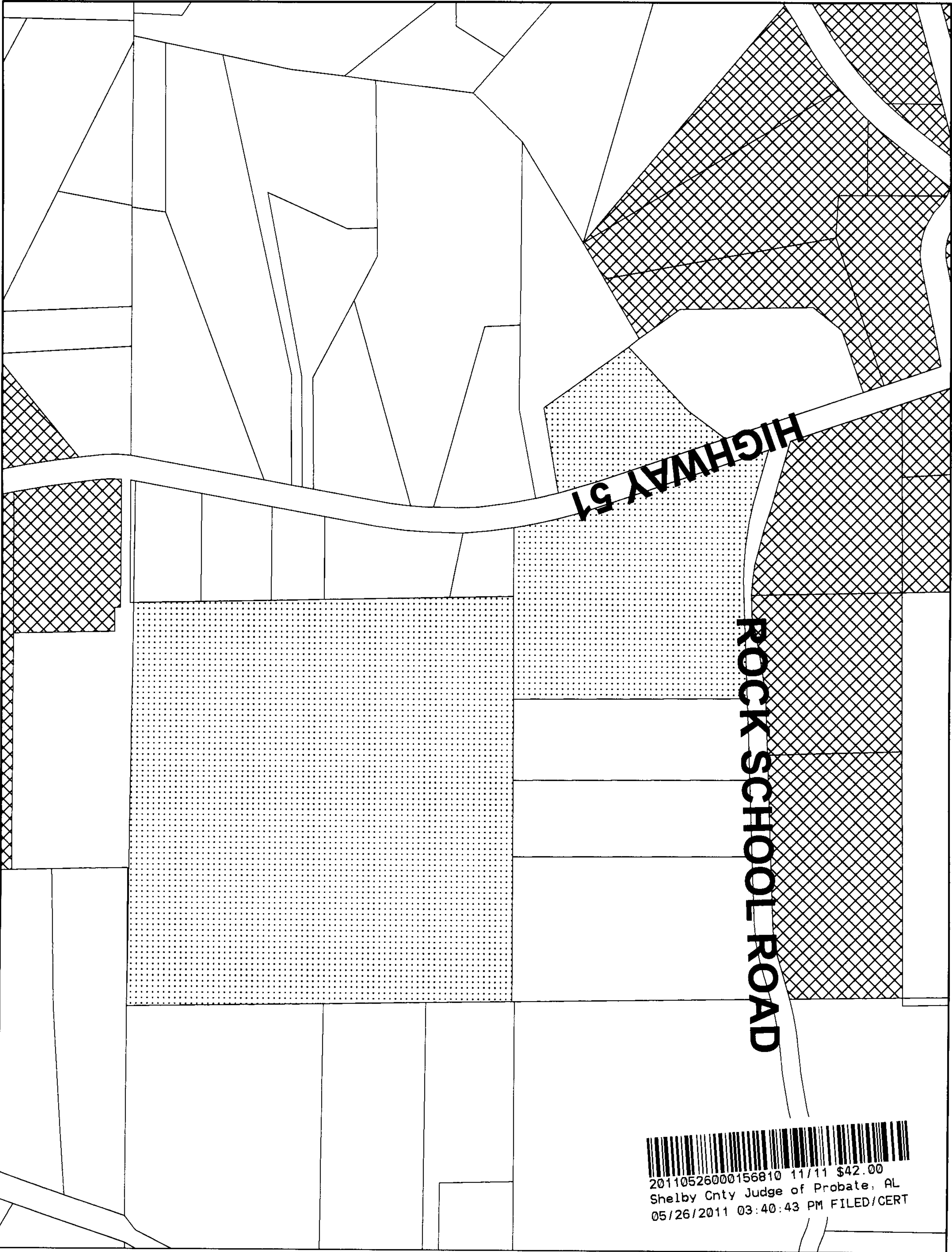
20110526000156810 10/11 \$42.00
Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 PM FILED/CERT



Exhibit C
X-11-05-17-518

Tax ID
08-9-32

 Chelsea City Limits
 Area to be Annexed



20110526000156810 11/11 \$42.00
Shelby Cnty Judge of Probate, AL
05/26/2011 03:40:43 PM FILED/CERT

CLEMENTS ANNEXATION
6491 HWY 51