

City of Chelsea

P.O. Box 111
Chelsea, Alabama



201202170000058860 1/8 \$33.00
Shelby Cnty Judge of Probate, AL
02/17/2012 09:47:21 AM FILED/CERT

Certification Of Annexation Ordinance

Ordinance Number: **X-12-02-07-618**

Property Owner(s): **Robert & Donna King and John Terry & Mary King**

Property: Parcel ID **#09-7-26-0-001-018.000**

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 February 7th, 2011 as same appears in minutes of record of said meeting, and published by posting copies thereof on February 8th, 2011, at the public places listed below, which copies remained posted for five business days (through February 14th, 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

A handwritten signature in cursive script, reading "Becky C. Landers".

Becky C. Landers, City Clerk

City of Chelsea, Alabama

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Annexation Ordinance No: X-12-02-07-618

Property Owner(s): **Robert & Donna King and John Terry & Mary King**

Property: Parcel ID #**09-7-26-0-001-018.000**

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

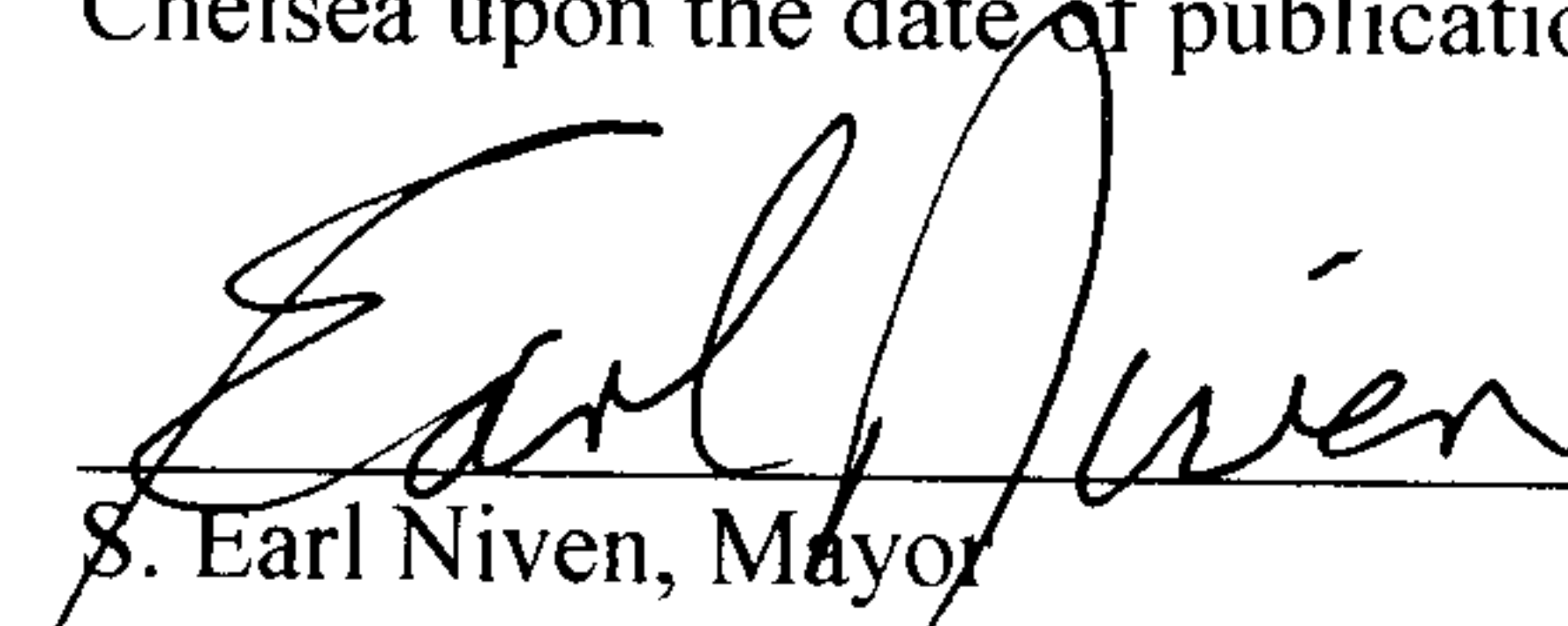
Whereas, said petition contains (as Petition Exhibit A) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

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 A-R 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 7th day of February, 2012


Becky C. Landers, City Clerk

Petition Exhibit A


20120217000058860 3/8 \$33.00
Shelby Cnty Judge of Probate, AL
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Property owner(s): Robert & Donna King and John Terry & Mary King

Property: Parcel ID #09-7-26-0-001-018.000

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 # 20101209000412720, 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.

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12/09/2010 01:04:00 PM FILED/CERT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Robert F. King
Donna A. King
PO Box 381763
Birmingham, AL 35238

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WARRANTY DEED

\$10,000.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ROBERT F. KING AND DONNA A. KING, TRUSTEES, UNDER THE ROBERT F. KING LIVING TRUST, DATED JUNE 26, 2001

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

ROBERT F. KING AND DONNA A. KING, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KING LIVING TRUST, DATED JUNE 26, 2001 AND ANY AMENDMENTS THERETO

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

See Attached Exhibit "A" for Legal Description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their 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 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6 day of Dec, 2010.

Robert F. King
Robert F. King, Trustee
under the ROBERT F. KING LIVING TRUST,
dated June 26, 2001

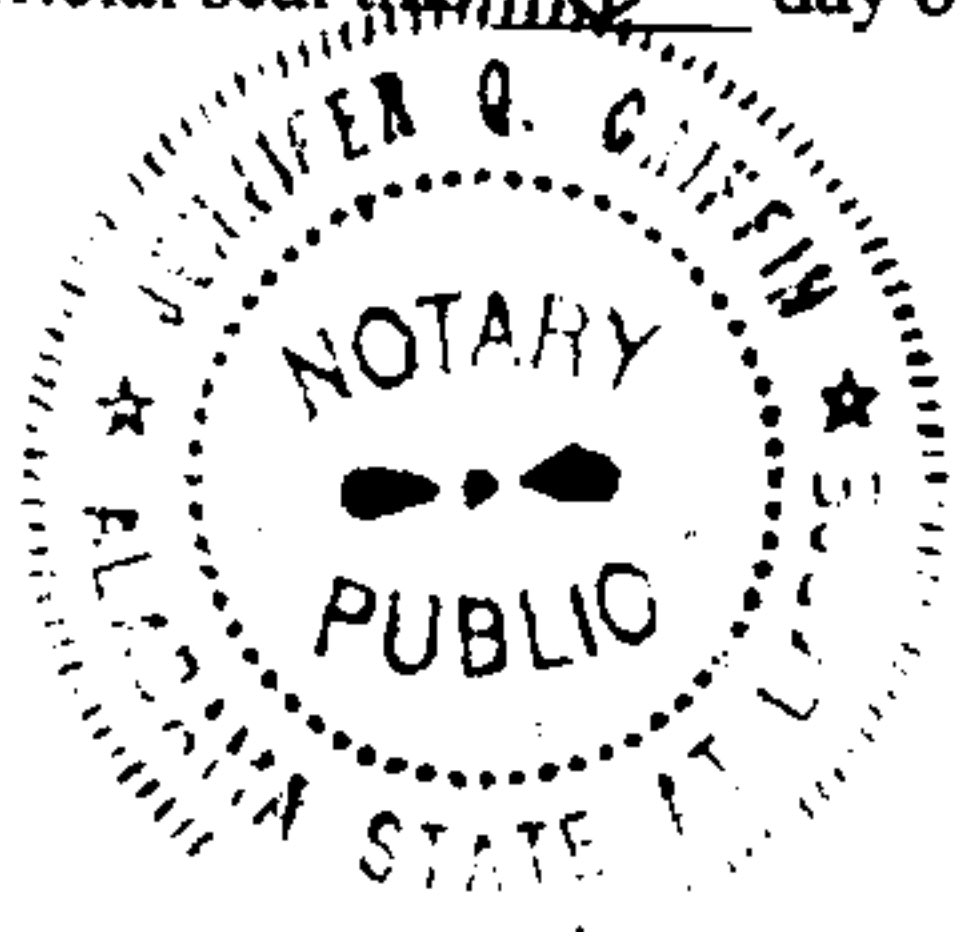
Donna A. King
Donna A. King, Trustee
under the ROBERT F. KING LIVING TRUST,
dated June 26, 2001

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Robert F. King and Donna A. King, Trustees under the Robert F. King Living Trust, dated June 26, 2001, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 6 day of Dec, 2010.



Notary Public
My Commission Expires: 11/1/2014

Jennifer Q. Griffin

Exhibit "A"

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Begin at the Northwest corner of the SW 1/4 of NW 1/4 of Section 26, Township 19, Range 1 West, Shelby County, Alabama, and run South 2 degrees 30 minutes East 270.4 feet; thence South 40 degrees 55 minutes East 448.9 feet, to North boundary line of Highway 91; thence in an Easterly direction along Northerly line of said Highway 630 feet, more or less; thence in a Northerly direction, and parallel with East line of said Section 210 feet; thence in a Westerly direction and parallel with North line of said Section 105 feet; thence North 2 degrees 15 minutes West 817.5 feet to top of ridge; thence South 30 degrees 45 minutes West 187.2 feet; thence South 44 degrees 45 minutes West 400.8 feet thence South 35 degrees 45 minutes West 165 feet; thence South 86 degrees 30 minutes West 310 feet to point of beginning, containing 11 1/3 acres, more or less, LESS AND EXCEPT the following described part or portion thereof reserved to the Grantors: Commence at the Northwest corner of the SW 1/4 of NW 1/4 of Section 26, Township 19, Range 1 West, Shelby County, Alabama, and run South 2 degrees 30 minutes East 270.4 feet; thence South 40 degrees 55 minutes East 448.9 feet, to North boundary line of Highway 91; thence in an Easterly direction along Northerly line of said Highway 630 feet, more or less, to the point of beginning of the tract herein excepted and reserved to the Grantors' thence in a Northerly direction parallel with the East line of said Section 210 feet; thence in a Westerly direction and parallel with the North line of said Section 105 feet; thence in a Southerly direction and parallel with the East line of said Section 210 feet; and thence in an Easterly direction along the Northerly line of said Highway a distance of 105 feet to the point of beginning. MINERAL AND MINING RIGHTS EXCEPTED. Less and except one acre previously conveyed to Burlin McManus, Jr. and wife Linda McManus in Deed Book 348 Page 94 Probate records of Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of Section 26, Township 19 South, Range 1 West; thence run South along the West line of said Section 26, a distance of 1583.83 feet to the point of beginning; thence turn an angle of 38 degrees 34 minutes to the left and run a distance of 451.80 feet, to a point on the North right of way of Alabama State Highway No. 280; thence turn an angle of 156 degrees 52 minutes 08 seconds to the left and run a distance of 491.29 feet; thence turn an angle of 113 degrees 07 minutes 52 seconds to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW 1/4 of the NW 1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.0 acre more or less.

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Shelby County, AL 12/09/2010
State of Alabama
Deed Tax: \$10.00

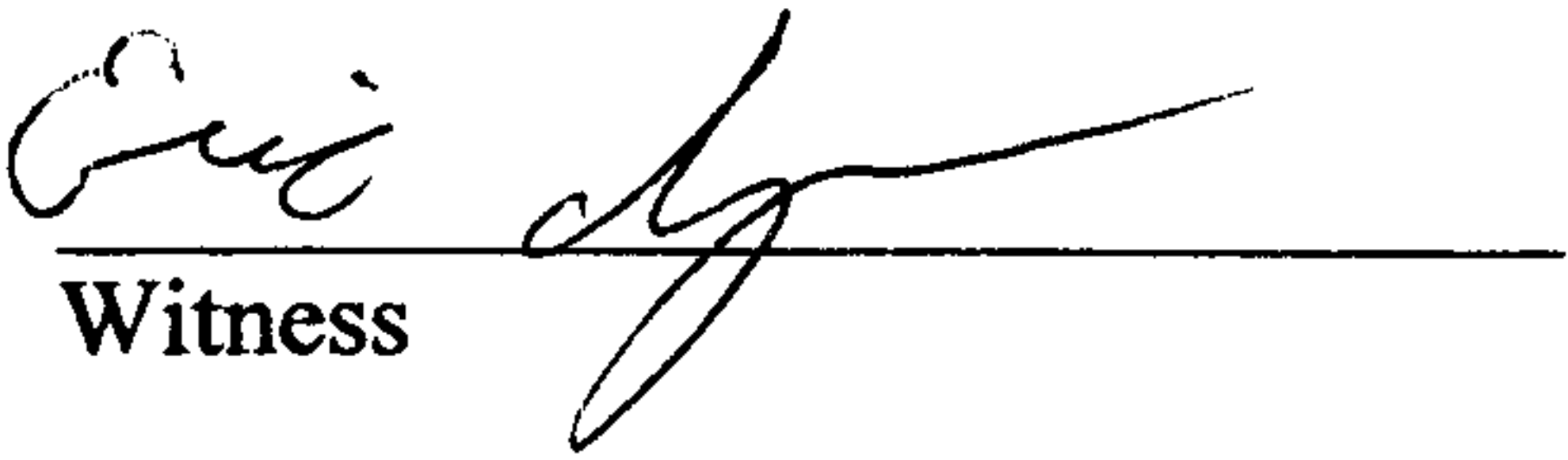
City Clerk
City of Chelsea
P. O. Box 111
Chelsea, Alabama 35043

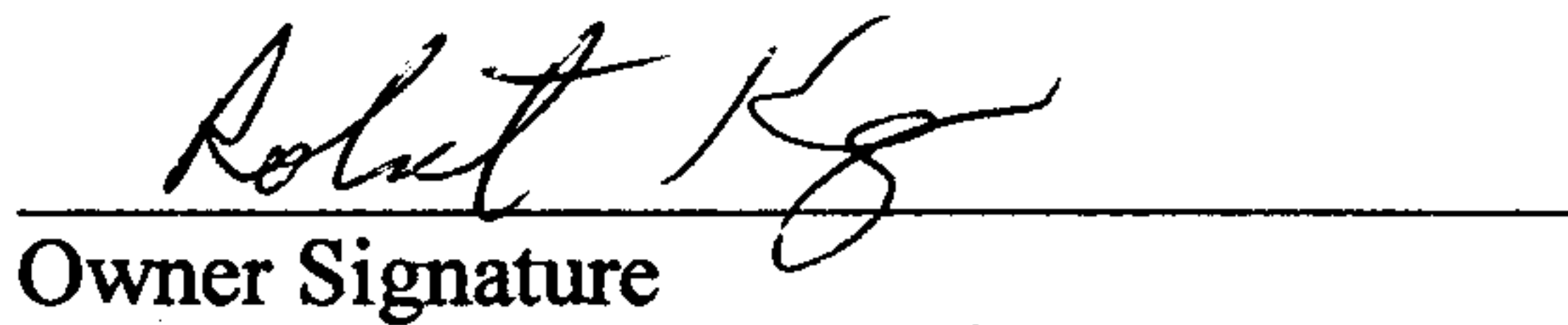

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Petition for Annexation

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 25th day of JANUARY, 2012.


Witness


Owner Signature

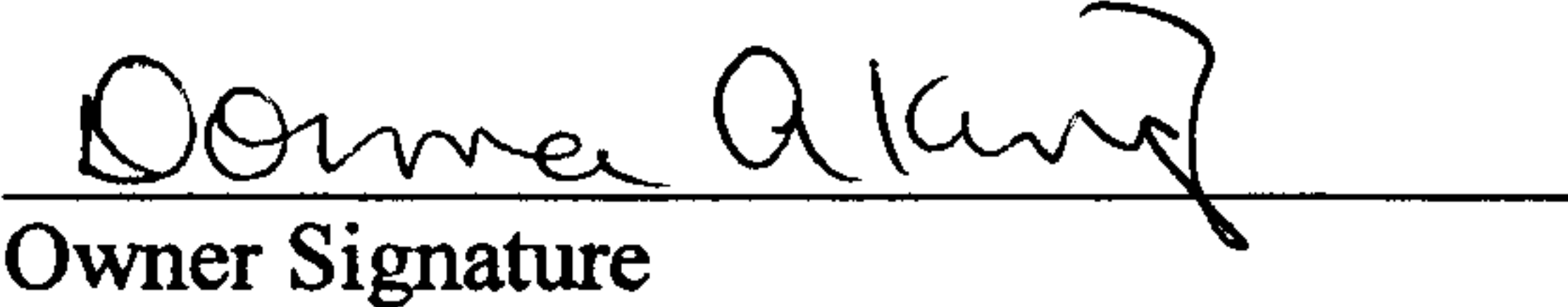
Robert King
Print Name

PO Box 381763 Bham AL 35238
Mailing Address

9350 Old Hwy 280
5585 Surrey Ln Bham AL 35242
Property Address (If different)

205-368-3846
Telephone Number (Day)

205-408-6058
Telephone Number (Evening)


Owner Signature

Donna Aking
Print Name

P.O Box 381763 Birmingham AL 35238
Mailing Address

5585 Surrey Ln Birmingham AL 35242
Property Address (If different)

205-408-6058
Telephone Number (Day)

205-408-6058
Telephone Number (Evening)

Number of people on property One (1)

Proposed property usage: (Circle One)
Commercial Residential

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

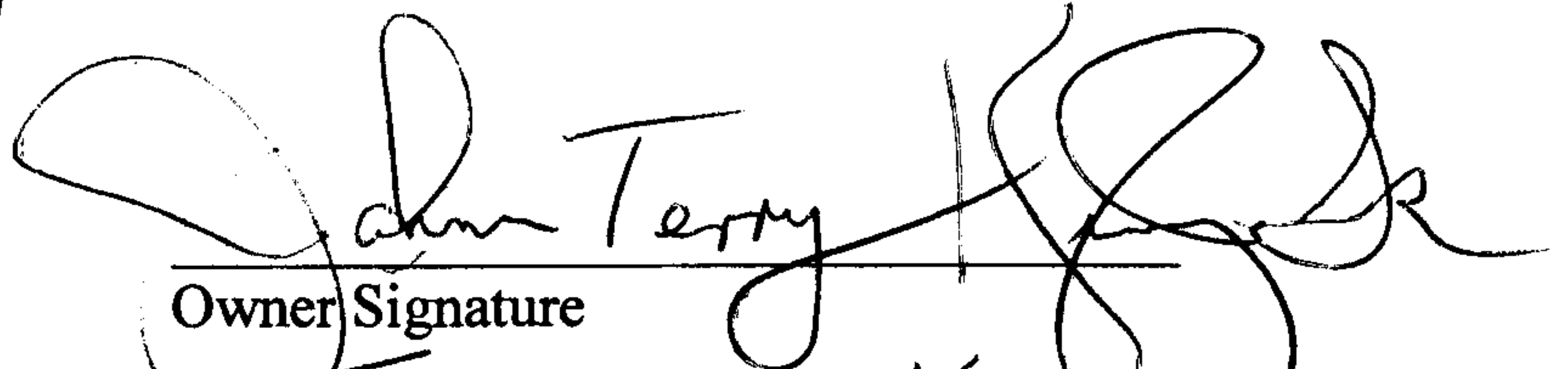

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Petition for Annexation

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 26th day of JANUARY, 2012


Witness

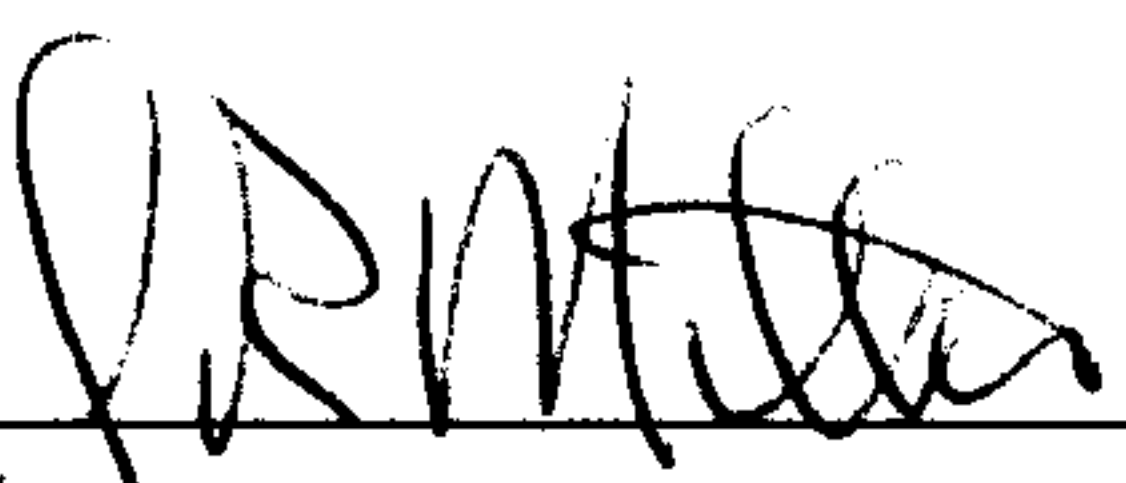

Owner Signature
JOHN TERRY KING JR
Print Name

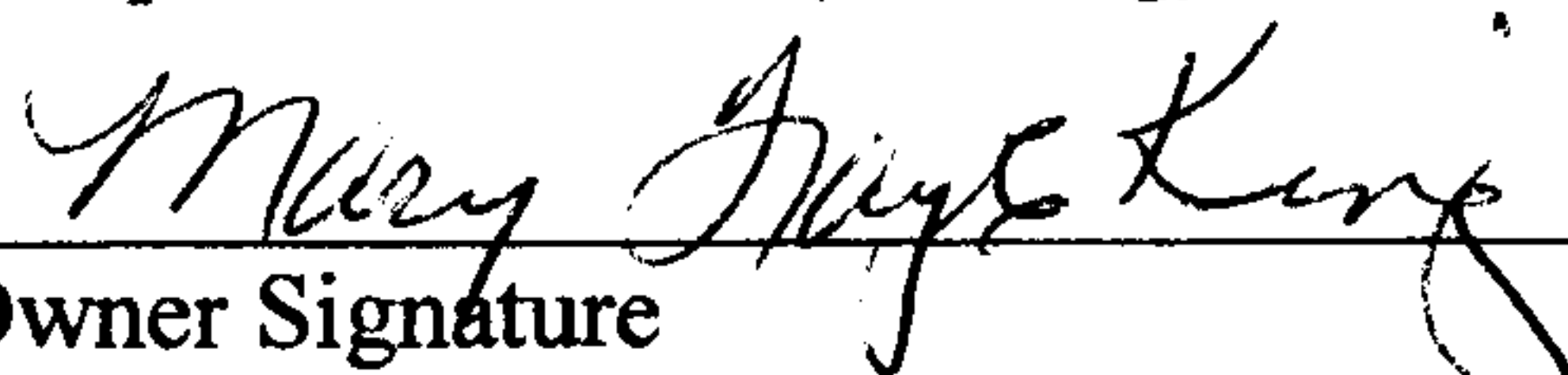
156 DARRYL ST
Mailing Address

JEMISON AL 35085
Property Address (If different)

205-688-2059
Telephone Number (Day)

SAME
Telephone Number (Evening)


Witness


Owner Signature

Mary Faye King
Print Name

156 Darryl St
Mailing Address

Jemison, AL 35085
Property Address (If different)

205-688-2059
Telephone Number (Day)

Same
Telephone Number (Evening)

Number of people on property 1

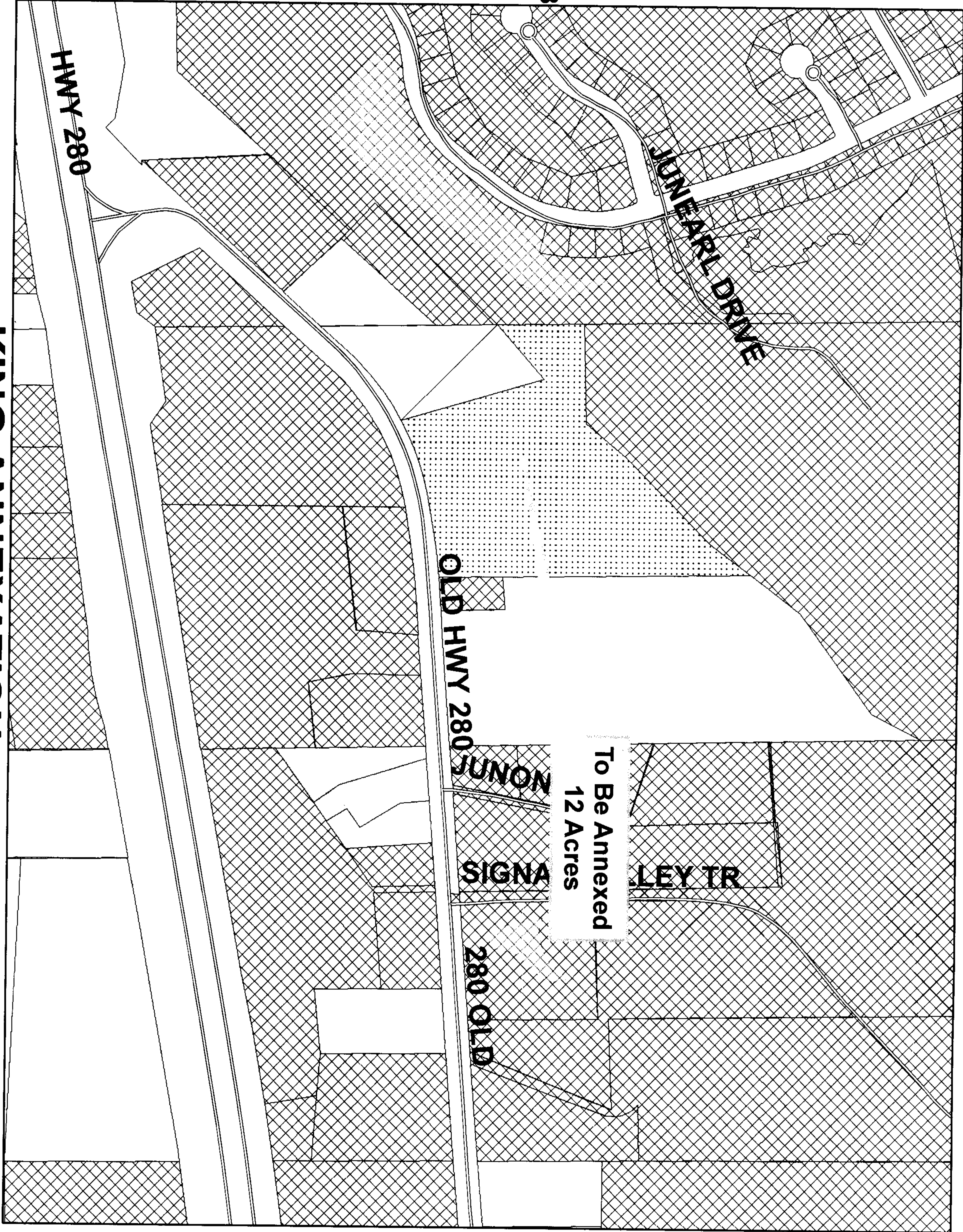
Proposed property usage: (Circle One)
Commercial Residential



Exhibit C
X-12-02-07-618

Tax ID
09-7-26

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Chelsea City Limits

Area to be Annexed

KING ANNEXATION

9350 OLD HIGHWAY 280