

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

Ordinance Number: **X-13-02-19-653**

Property Owner(s): **Mark & Toni Rodell**

Property: Parcel ID **#15-2-10-0-000-002.001**

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 February 19th, 2013, as same appears in minutes of record of said meeting, and published by posting copies thereof on February 20th, 2013, at the public places listed below, which copies remained posted for five business days (through February 27th, 2013).

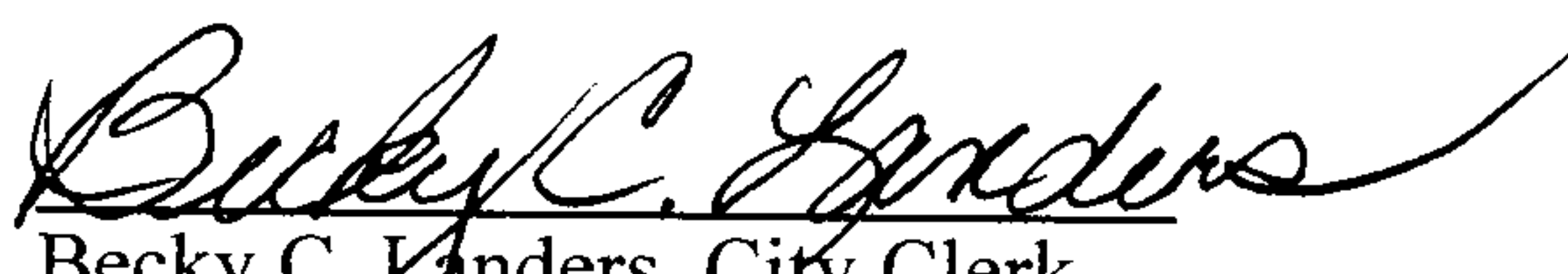
Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043

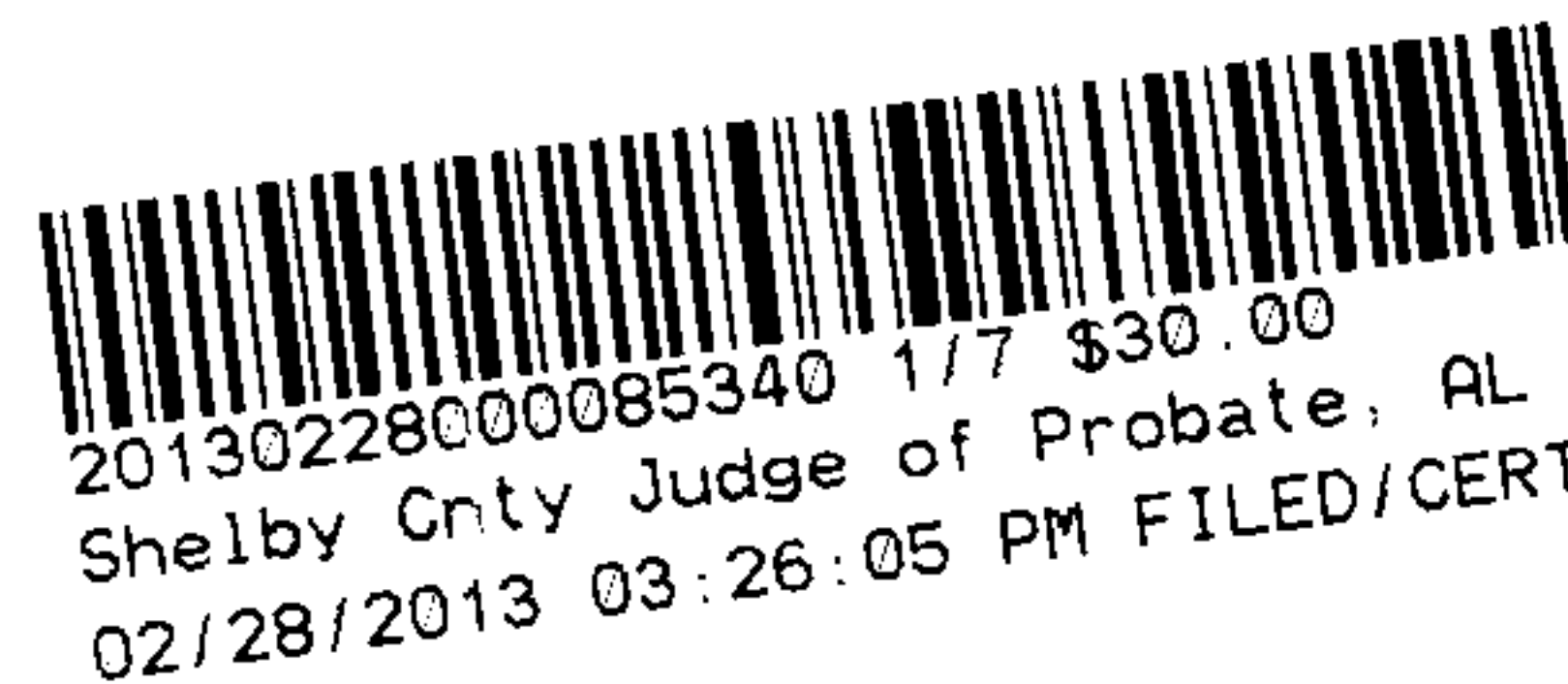
Chelsea Sports Complex, Highway 39, Chelsea, Alabama 35043

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-13-02-19-653

Property Owner(s): **Mark & Toni Rodell**

Property: Parcel ID **#15-2-10-0-000-002.001**

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 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 B) 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;

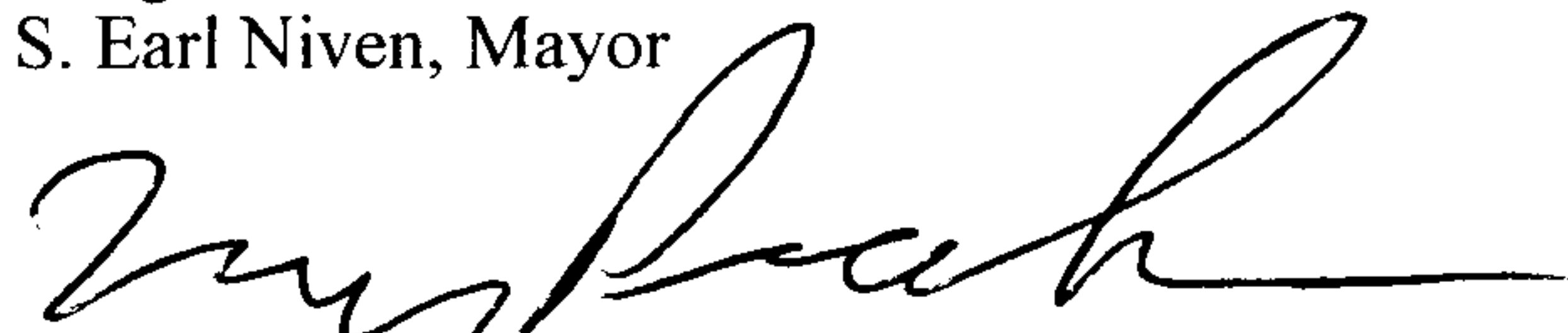
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

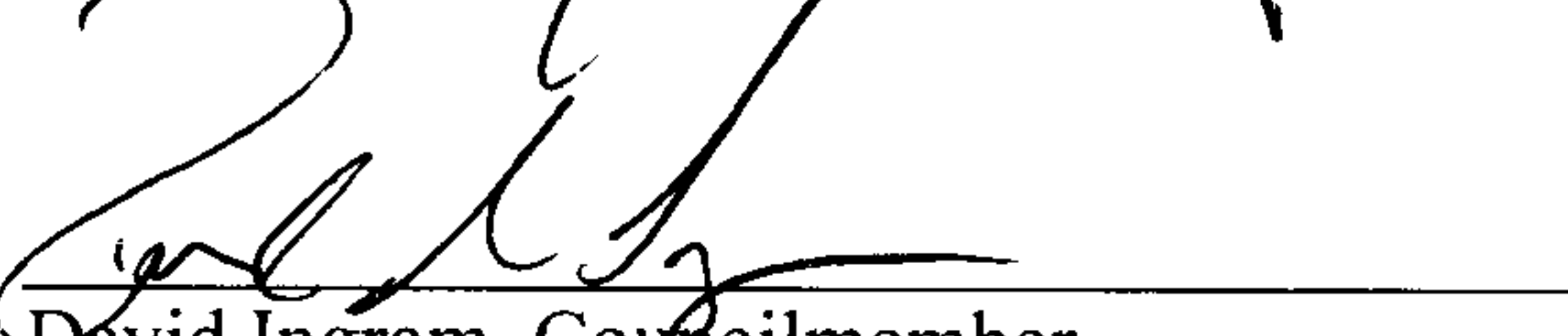
Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

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.

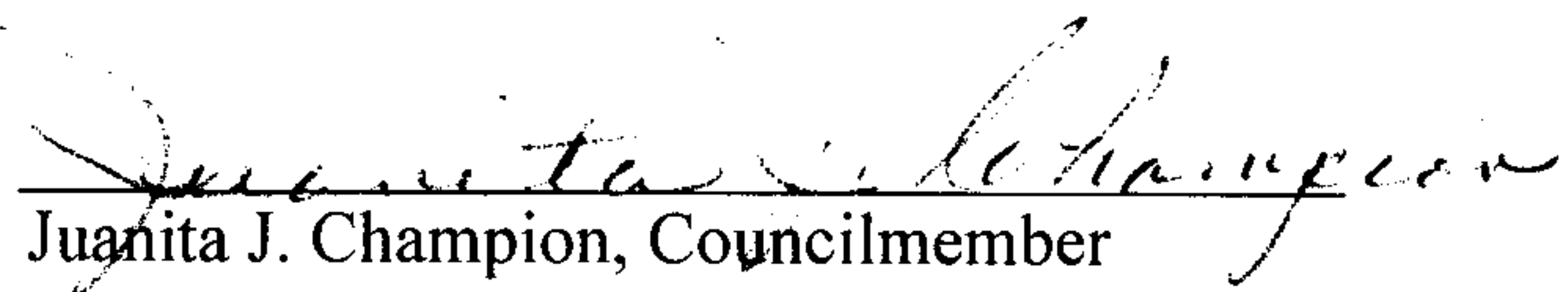

S. Earl Niven, Mayor


Dale Neuendorf, Councilmember

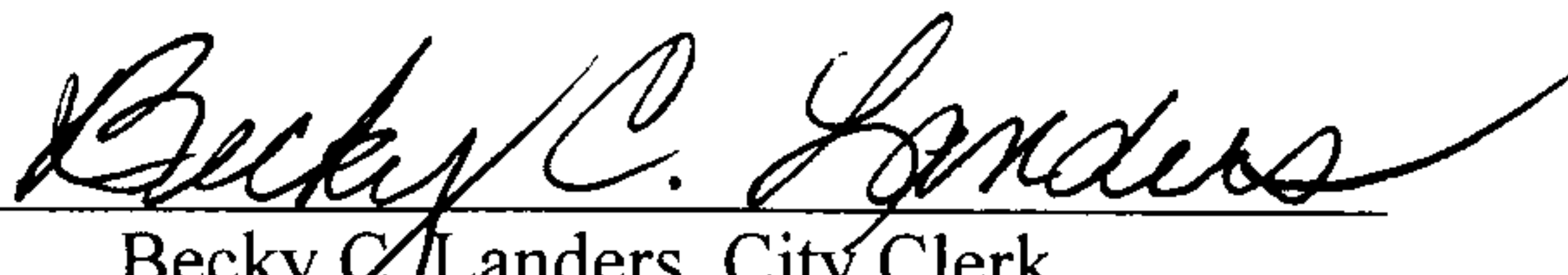

Tony Picklesimer, Councilmember

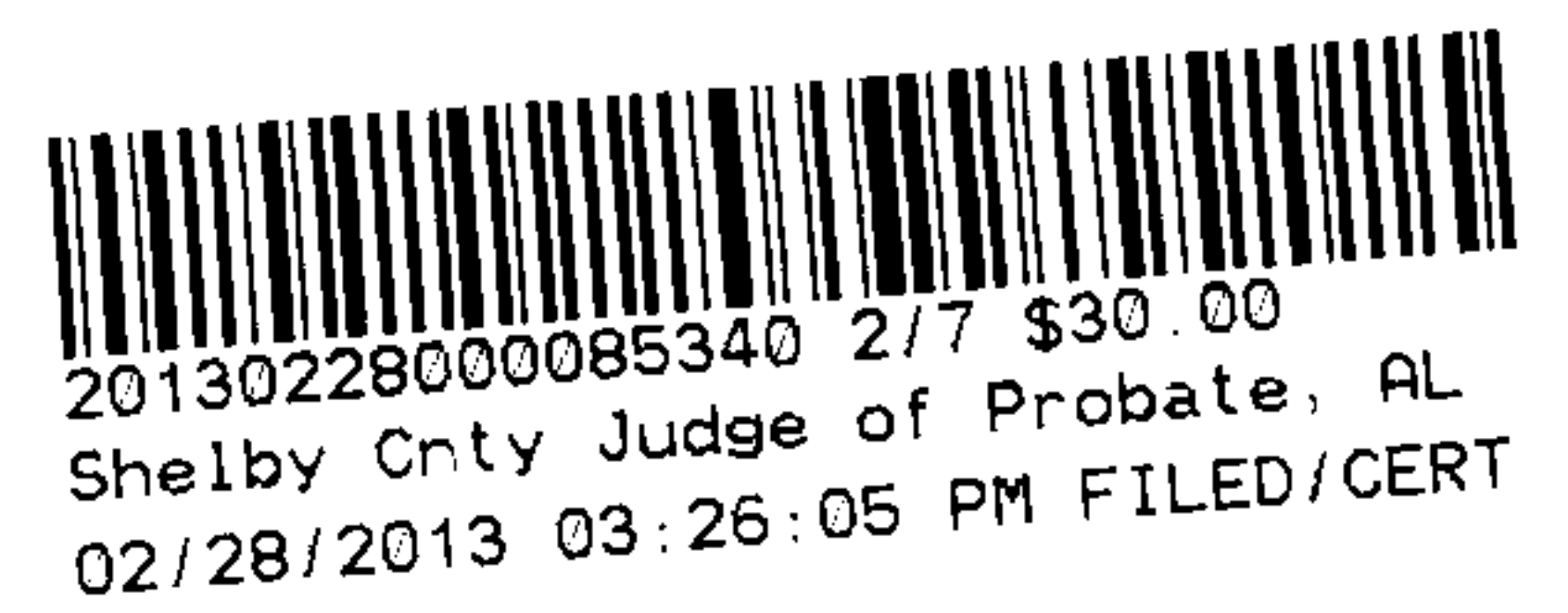

David Ingram, Councilmember


Alison M. Nichols, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this the 19th day of February, 2013


Becky C. Landers, City Clerk



Petition Exhibit A

Property owner(s): Mark & Toni Rodell

Property: Parcel ID #15-2-10-0-000-002.001

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 B), recorded in Map Book 28, Page 73, Instrument #20101029000362250, 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.

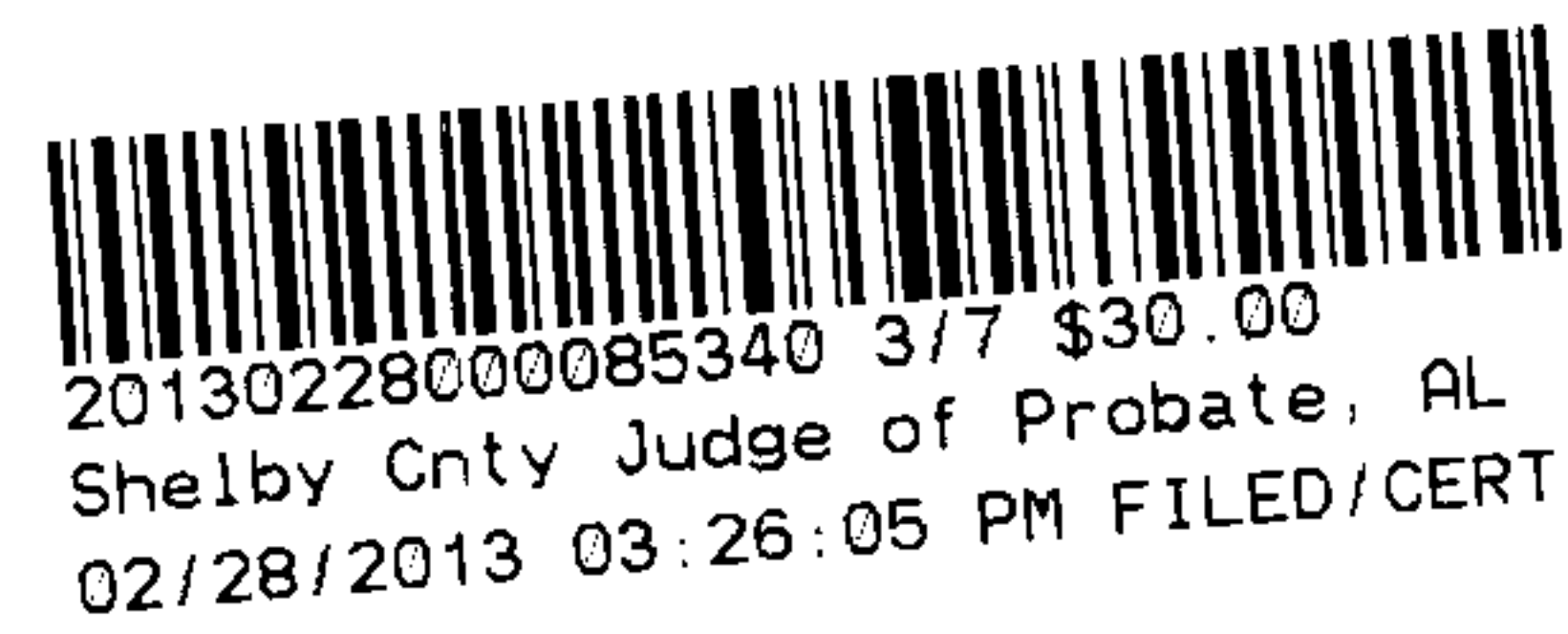


Exhibit A

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 17th day of February, 2012

Paul Guthrie
Witness

Mark Rodell
Owner Signature
Mark Rodell
Print name
870 Tara Drive
Columbiana, AL 35051
Mailing Address

Property Address (if different)

[Redacted]

Telephone Number (Day)

[Redacted]

Telephone Number (Evening)

Jim Rodell

Owner Signature

Toni L. Rodell

Print Name

870 Tara Drive

Columbiana, AL 35051

Mailing Address

Property Address (if different)

[Redacted]

Telephone number (Day)

[Redacted]

Telephone Number (Evening)

Witness

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

(All owners listed on the deed must sign)

20130228000085340 4/7 \$30.00
Shelby Cnty Judge of Probate, AL
02/28/2013 03:26:05 PM FILED/CERT

Exhibit B

20101029000362250 1/2 \$183.00
Shelby Cnty Judge of Probate, AL
10/29/2010 09:37:02 AM FILED/CERT

Send tax notice to:

MARK D. RODELL
870 TARA DRIVE
COLUMBIANA, AL, 35051

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010433

WARRANTY DEED

Shelby County, AL 10/29/2010
State of Alabama
Deed Tax : \$168.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) in hand paid to the undersigned, JESSICA McCALL HEADRICK AKA JESSICA F. McCALL, Unmarried (hereinafter referred to as "Grantors") by MARK D. RODELL and TONI RODELL (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF RHETT BUTLER RIDGE, AS RECORDED IN MAP BOOK 28, PAGE 73, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DICLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROEPRTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
5. SUCH STATE OF FACTS AS RECORDED IN PLAT OF RHETT BUTLER RIDGE, AS RECORDED IN MAP BOOK 28, PAGE 73.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN INSTUMENT #20050803000391800.

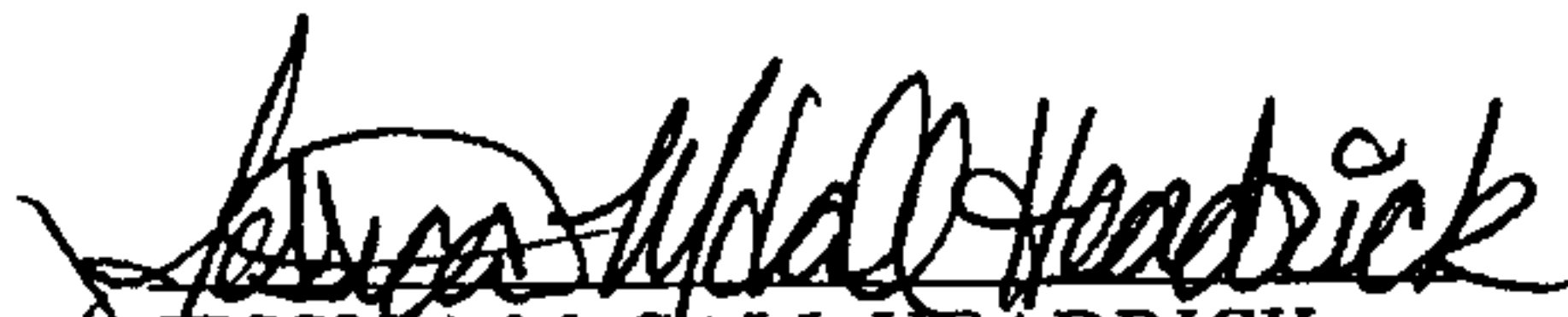
\$252,000.00 OF THE CONSIDERATION AS WAS PAID FROM
THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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.

20130228000085340 5/7 \$30.00
Shelby Cnty Judge of Probate, AL
02/28/2013 03:26:05 PM FILED/CERT

20101029000362250 2/2 \$183.00
Shelby Cnty Judge of Probate, AL
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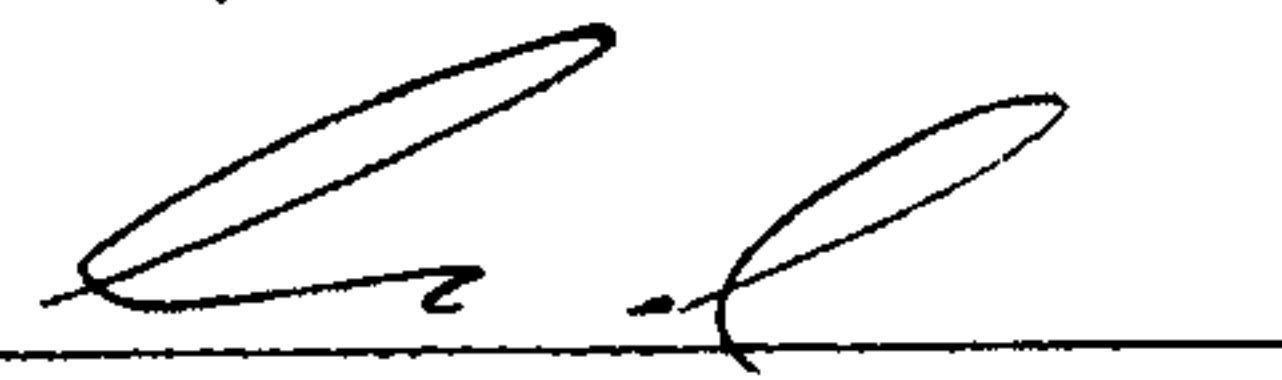
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 19th day of October, 2010.


JESSICA McCALL HEADRICK
AKA JESSICA F. McCALL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JESSICA McCALL HEADRICK (AKA JESSICA F. McCALL) 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, she executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of October, 2010.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-12

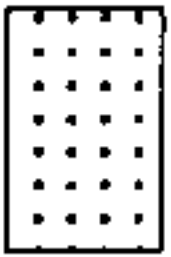

20130228000085340 6/7 \$30.00
Shelby Cnty Judge of Probate, AL
02/28/2013 03:26:05 PM FILED/CERT

Exhibit C
X-13-02-19-653

Tax ID
15-2-10

20130228000085340 7/7 \$30.00
Shelby Cnty Judge of Probate, AL
02/28/2013 03:26:05 PM FILED/CERT

 Chelsea City Limits

 Area to be Annexed



RODELL ANNEXATION

870 TARA DRIVE