

# *City of Chelsea*

P.O. Box 111  
Chelsea, Alabama

## *Certification Of Annexation Ordinance*

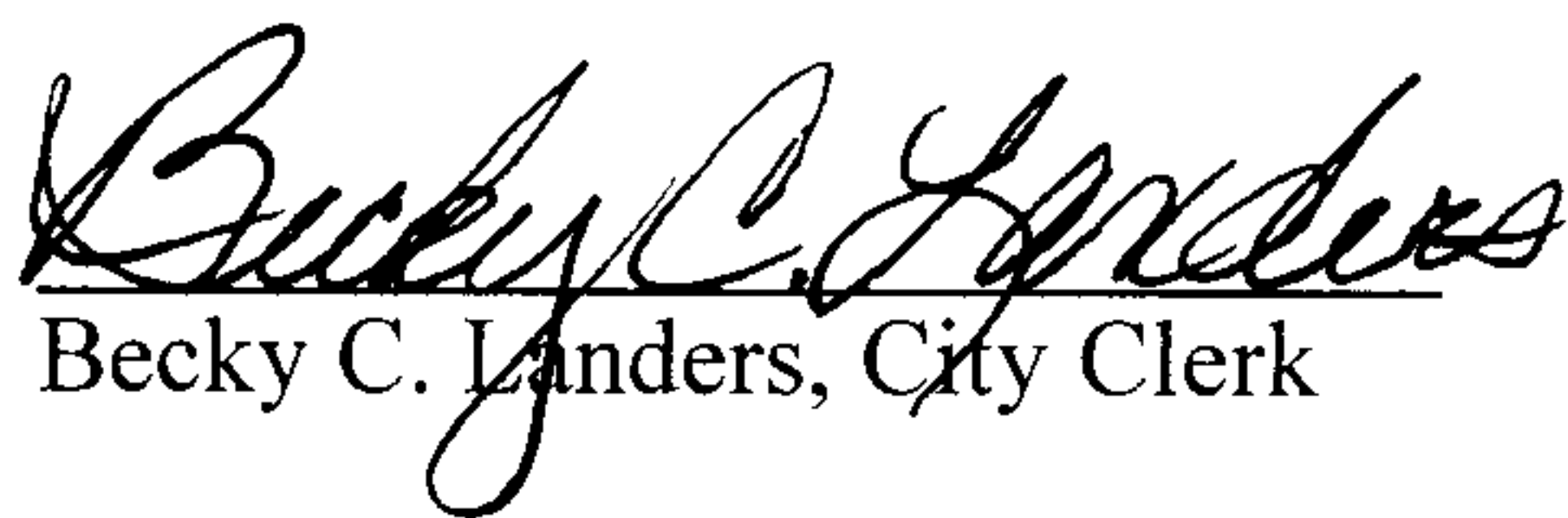
Ordinance Number: **X-13-04-02-662**

Property Owner(s): **Mark & Tina Manderson**

Property: Parcel ID **#09-5-21-0-000-001.297**

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 April 2nd, 2013, as same appears in minutes of record of said meeting, and published by posting copies thereof on April 3rd, 2013, at the public places listed below, which copies remained posted for five business days (through April 9th, 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](http://www.cityofchelsea.com)

  
Becky C. Landers, City Clerk



20130503000181920 1/6 \$27.00  
Shelby Cnty Judge of Probate, AL  
05/03/2013 01:00:52 PM FILED/CERT

**City of Chelsea, Alabama**

**Annexation Ordinance: X-13-04-02-662**

Property Owner(s): **Mark & Tina Manderson**

Property: Parcel ID #**09-5-21-0-000-001.297**

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 E-2 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

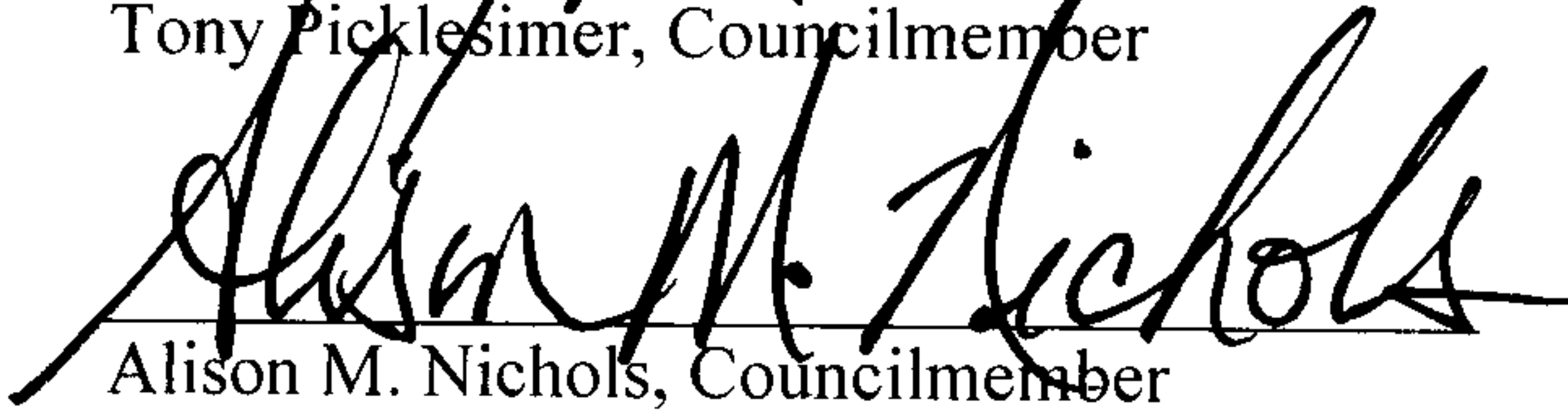
**Be it further ordained** that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

  
S. Earl Niven, Mayor

  
Dale Neuendorf, Councilmember

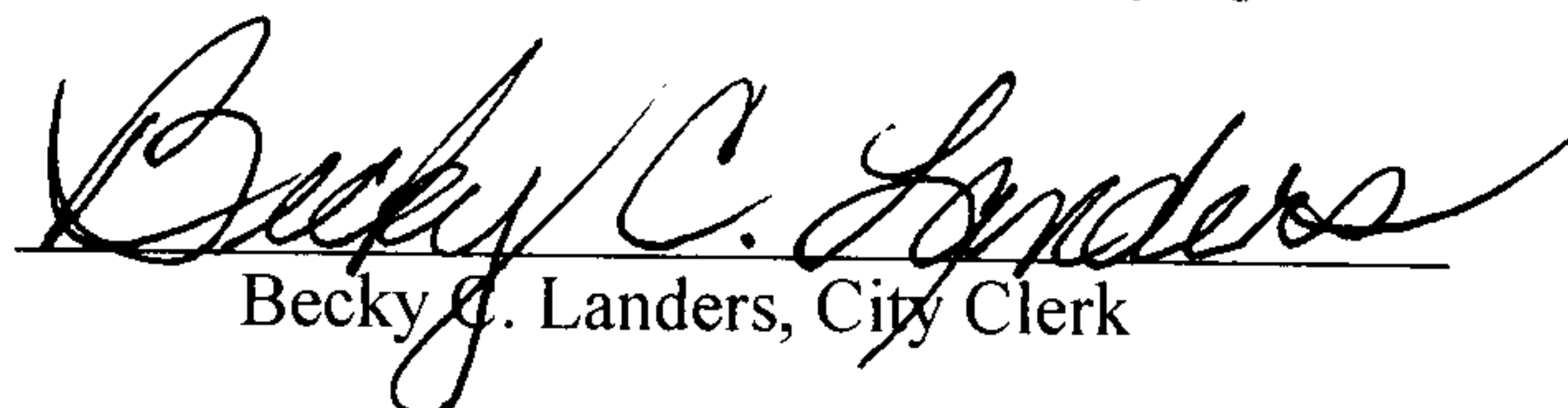
  
Tony Picklesimer, Councilmember


  
David Ingram, Councilmember

  
Alison M. Nichols, Councilmember

  
Juanita J. Champion, Councilmember

*Passed and approved this the 2nd day of April, 2013*

  
Becky C. Landers, City Clerk

  
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**Petition Exhibit A**

**Property owner(s): Mark & Tina Manderson**

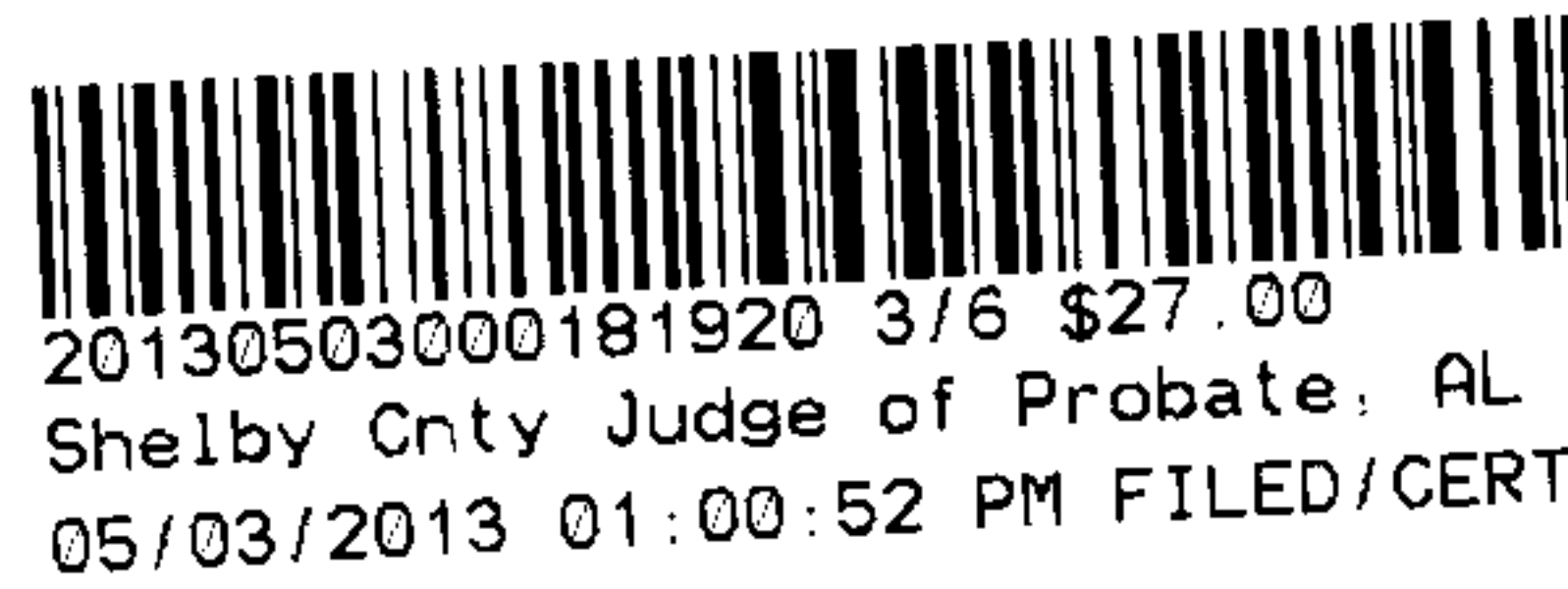
**Property: Parcel ID #09-5-21-0-000-001.297**

**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 25, Page 131, Instrument #200508300448510, 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.

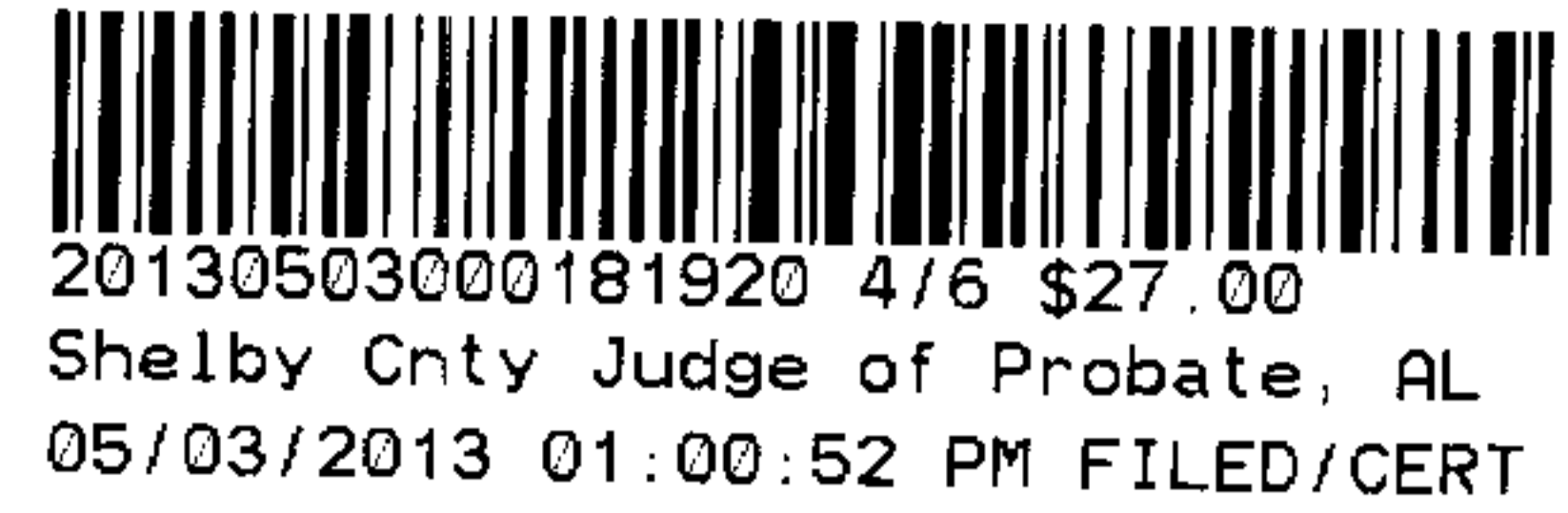
The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.





THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, WEED & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Mark P. Manderson  
317 Woodbury Drive  
Sterrett, Alabama 35147



STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Forty-Two Thousand Two Hundred Fifty and 00/100 (\$242,250.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael W. Taunton and Karen Taunton, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Mark P. Manderson and Tina S. Manderson, husband and wife**, (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 820, according to the Survey of Forest Parks - 8th Sector, Phase 2, as recorded in Map Book 25 page 131 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

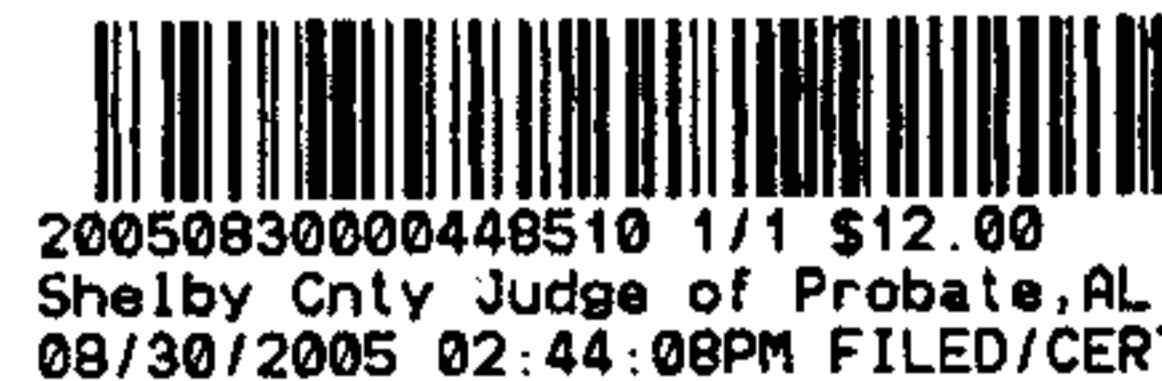
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 26th day of August, 2005.

\_\_\_\_\_  
Michael W. Taunton  
  
\_\_\_\_\_  
Karen Taunton

STATE OF ALABAMA )  
COUNTY OF SHELBY )



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael W. Taunton and Karen Taunton, 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 the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of August, 2005.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/28/06



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 1<sup>ST</sup> day of APRIL, 2011 2013

Kimberly W. Hook  
Witness

Mark Manderson  
Owner Signature

MARK MANDERSON  
Print name

317 WOODBURY DRIVE  
Mailing Address

Property Address (if different)

205-567-3470  
Telephone Number (Day)

SAME  
Telephone Number (Evening)

Tina Manderson  
Owner Signature

TINA MANDERSON  
Print Name

317 WOODBURY DRIVE  
Mailing Address

Property Address (if different)

205-567-0655  
Telephone number (Day)

SAME  
Telephone Number (Evening)

Kimberly W. Hook  
Witness

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

(All owners listed on the deed must sign)



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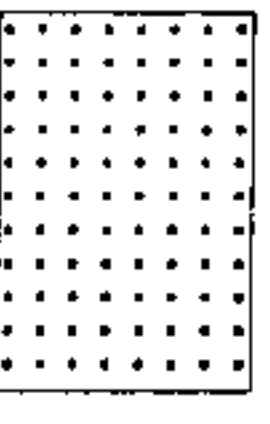
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**Exhibit C**  
**X-13-4-02-662**

**Tax ID#**  
**09-5-21**



**Chelsea City Limits**



**To Be Annexed**



**MANDERSON ANNEXATION**

**317 WOODBURY DRIVE**