

City of Chelsea

P.O. Box 111
Chelsea, Alabama



20160620000212320 1/9 \$38.00
Shelby Cnty Judge of Probate, AL
06/20/2016 02:22:20 PM FILED/CERT

Certification Of Annexation Ordinance

Ordinance Number: **X-2016-05-17-699**

Property Owner(s): **Jack & Allison Shaw**

Property: Parcel ID **#15-2-04-0-001-035.002**

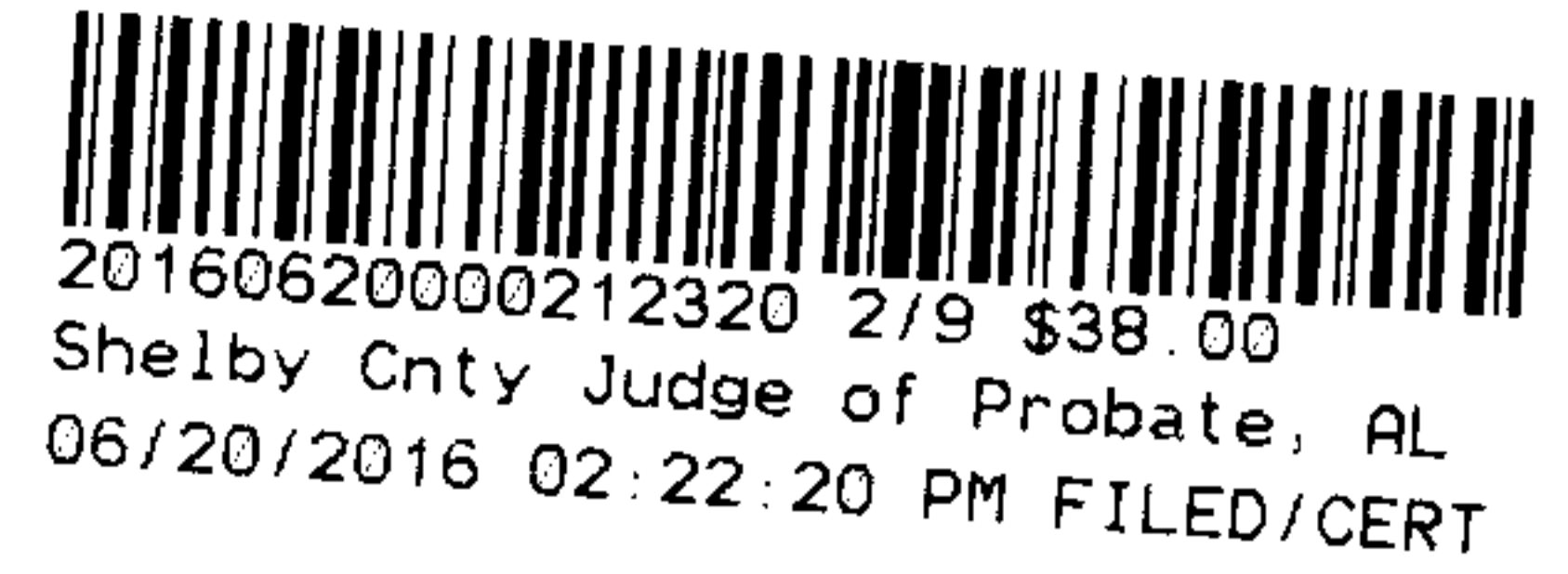
I, Becky C. Landers, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held May 17th, 2016, as same appears in minutes of record of said meeting, and published by posting copies thereof on May 18th, 2016, at the public places listed below, which copies remained posted for five business days (through May 24th, 2016).

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-2016-05-17-699



Property Owner(s): **Jack & Allison Shaw**

Property: Parcel ID **#15-2-04-0-001-035.002**

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

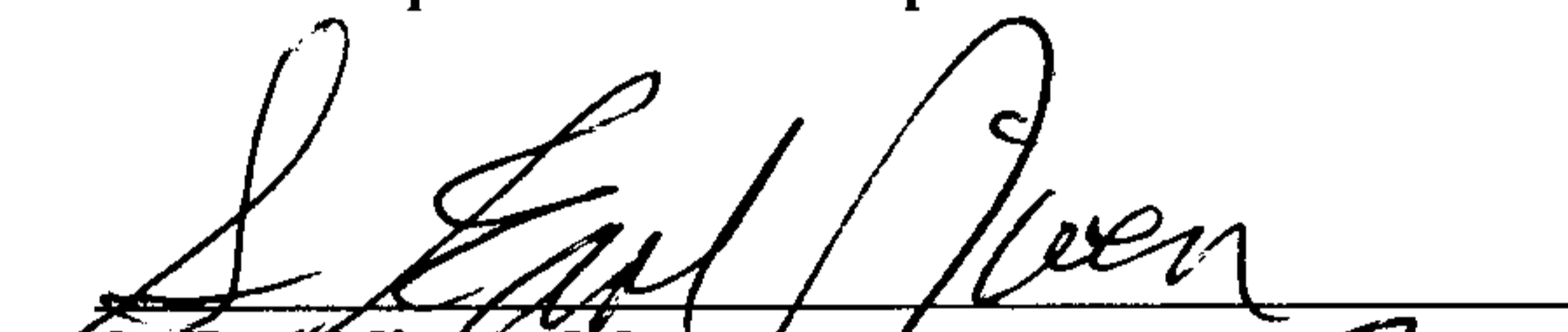
Whereas, said petition contains (as Petition Exhibit B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

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-1 which together is contiguous to the corporate limits of Chelsea;

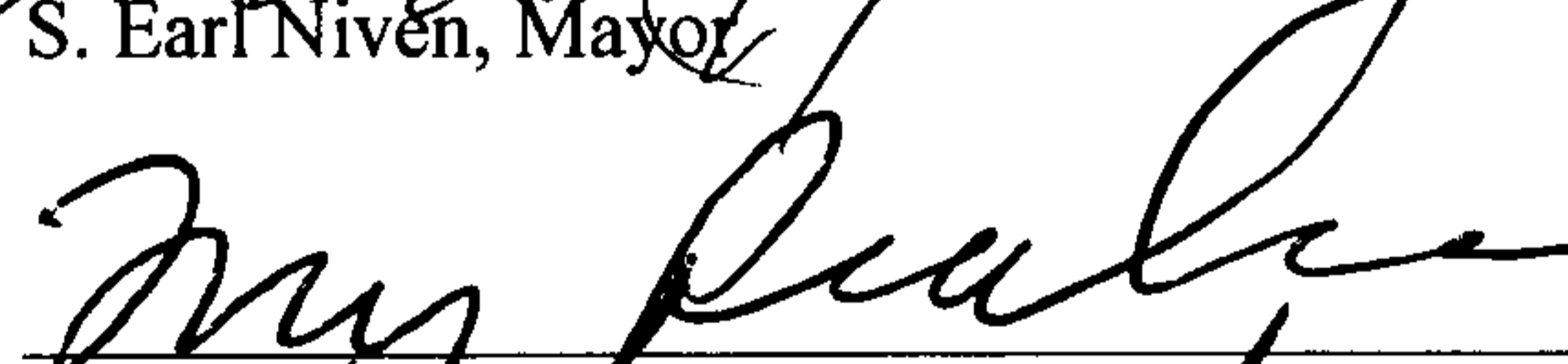
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality


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

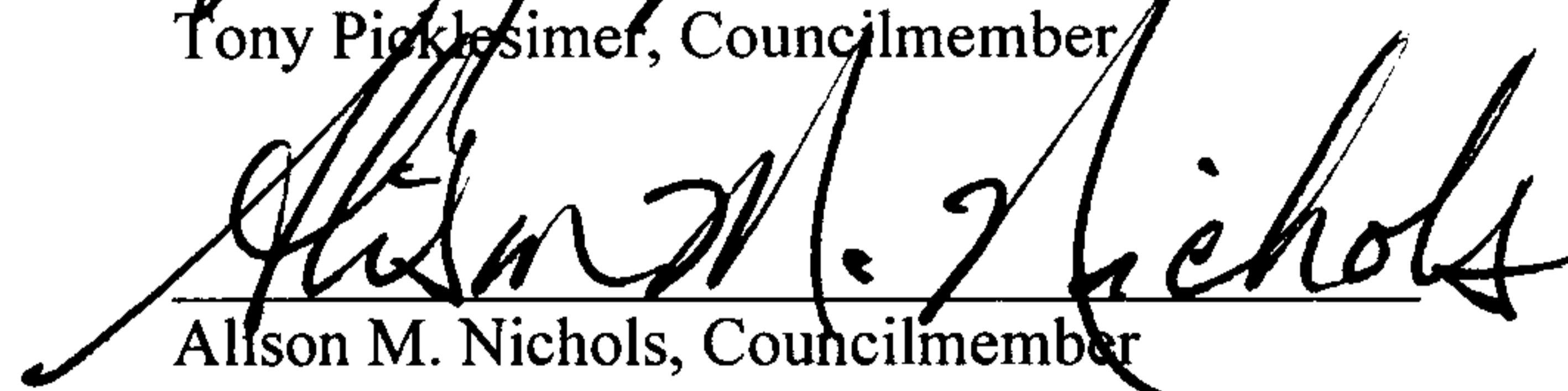
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

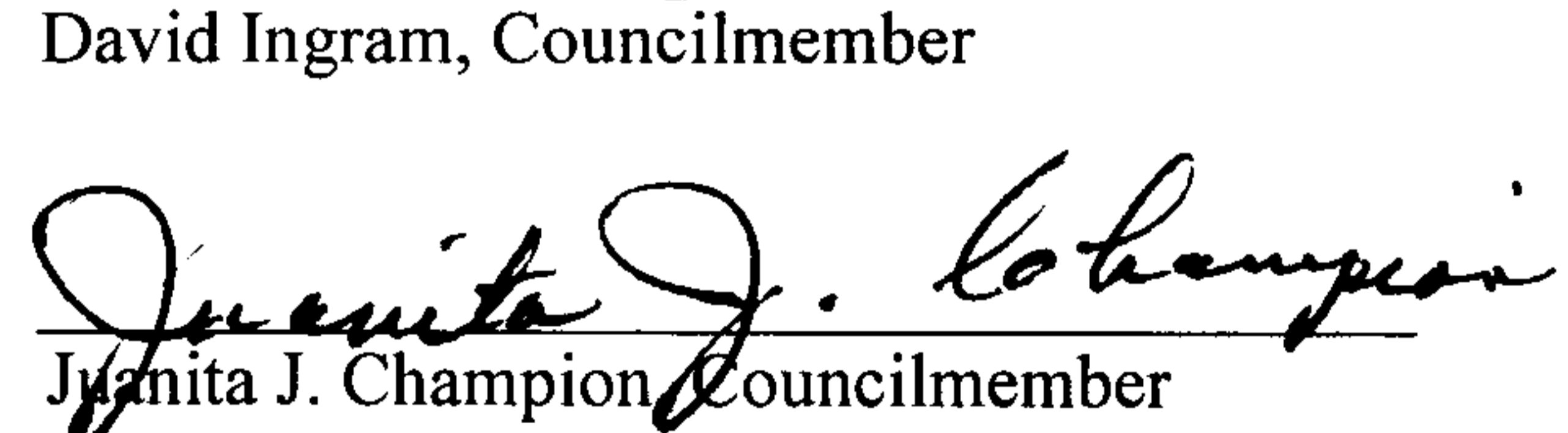

S. Earl Niven, Mayor


Dale Neuendorf, Councilmember

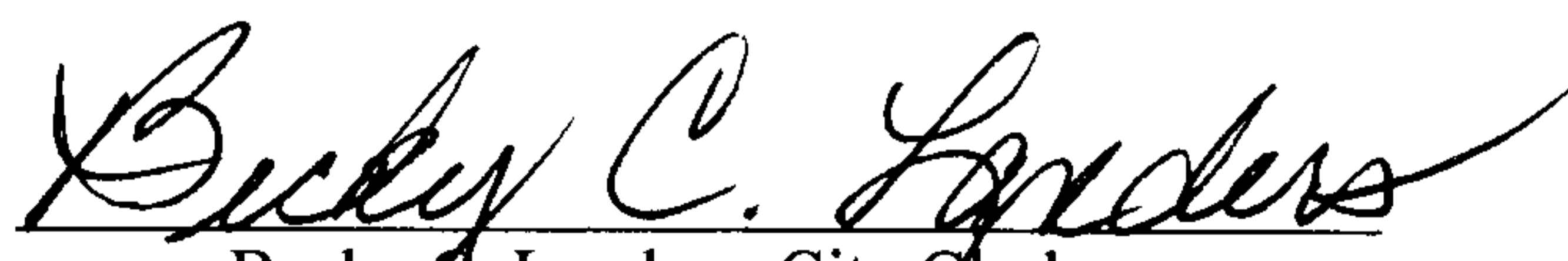

Tony Picklesimer, Councilmember


David Ingram, Councilmember


Alison M. Nichols, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this the 17th day of May, 2016


Becky C. Landers, City Clerk

Petition Exhibit A

Property owner(s): Jack & Allison Shaw

Property: Parcel ID #15-2-04-0-001-035.002



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Shelby Cnty Judge of Probate, AL
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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 Instrument #20040625000349910, 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.

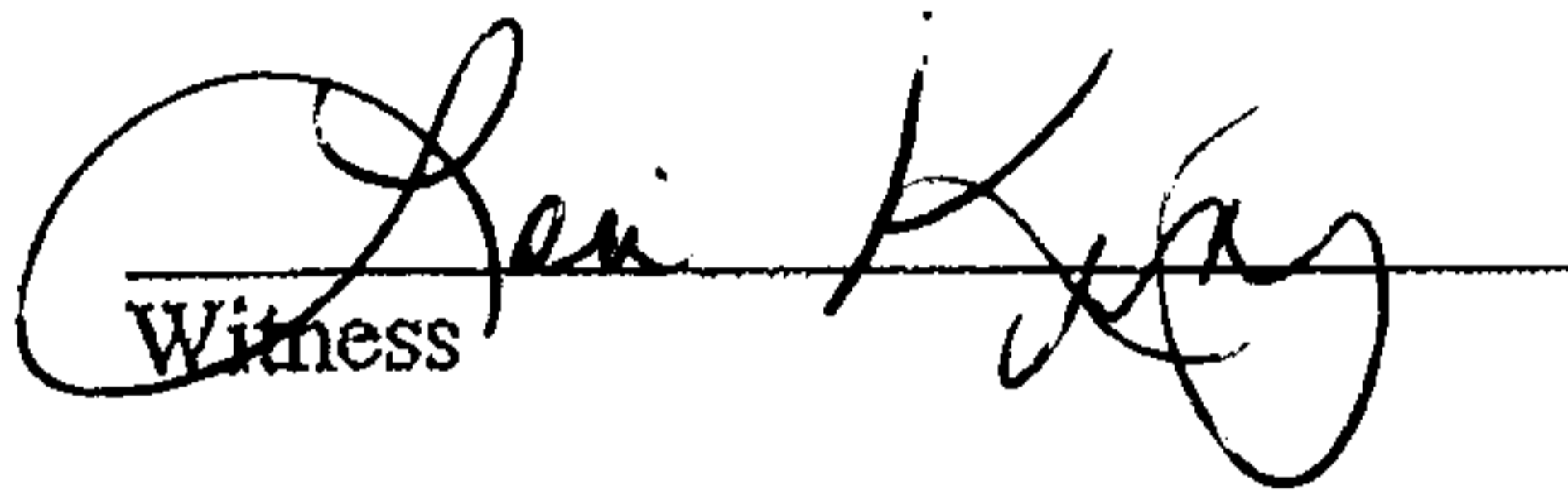
City Clerk
City of Chelsea
P. O. Box 111
Chelsea, Alabama 35043

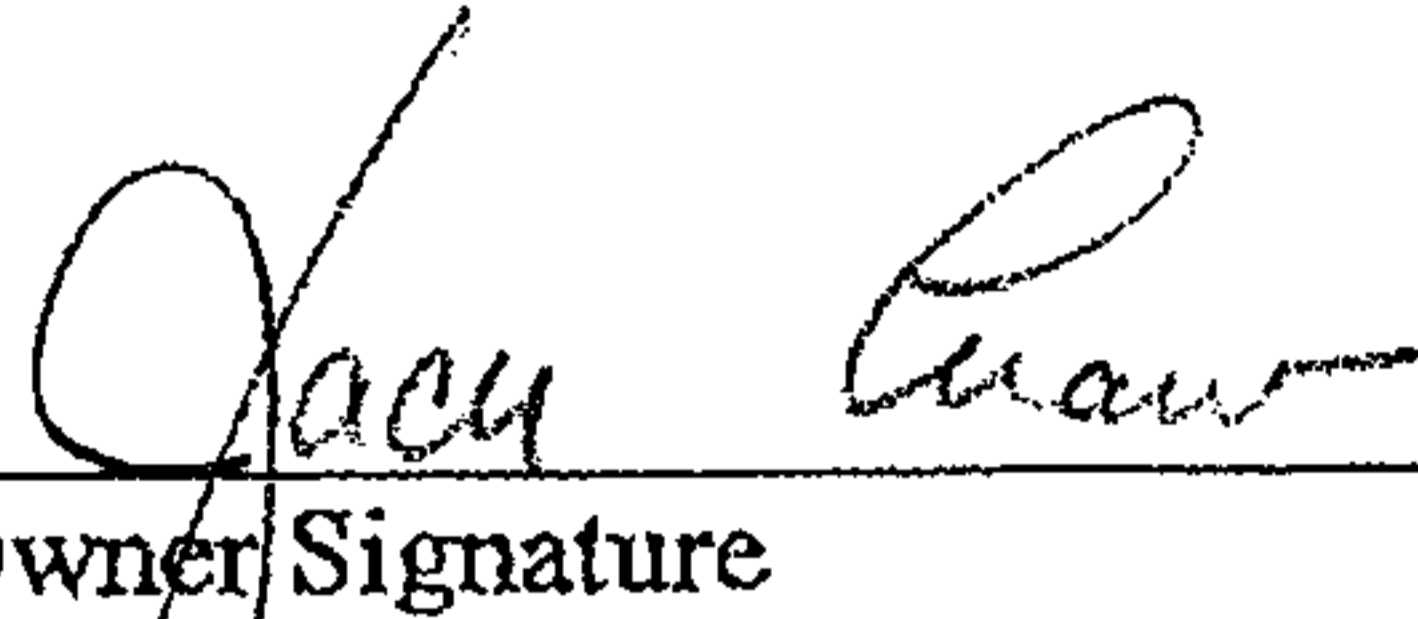

20160620000212320 4/9 \$38.00
Shelby Cnty Judge of Probate, AL
06/20/2016 02:22:20 PM FILED/CERT

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 16th day of May 2016


Witness


Owner Signature

Jack Shaw
Print Name

401 FireFly Hollow Chelsea, AL
Mailing Address

4258 Hwy 39 Chelsea, AL
Property Address (If different)

504-228-6715
Telephone Number (Day)

205-678-9480
Telephone Number (Evening)


Witness

Allison A. Shaw
Owner Signature

Allison A SHAW
Print Name

401 FireFly Hollow Chelsea, AL
Mailing Address

4258 Hwy 39 Chelsea, AL
Property Address (If different)

205-682-6718
Telephone Number (Day)

205-678-9480
Telephone Number (Evening)


Number of people on property 0

Proposed property usage: (Circle One)
Commercial Residential

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)


✓ This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Jack Shaw
401 Firefly Hollow
Chelsea, AL 35043


20040625000349910 Pg 1/2 44.00
Shelby Cnty Judge of Probate, AL
06/25/2004 15:29:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20160620000212320 5/9 \$38.00
Shelby Cnty Judge of Probate, AL
06/20/2016 02:22:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Thousand and No/00 (\$30,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Peggy J. Thomas, a unmarried woman (herein referred to as grantor, whether one or more)** bargain, sell and convey unto, **Jack Shaw and Allison Shaw (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

Peggy J. Thomas is the surviving grantee in deed recorded in Instrument 2002-1001000472940. The other grantee Harold H. Thomas having died on or about March 6, 2003.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR.

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

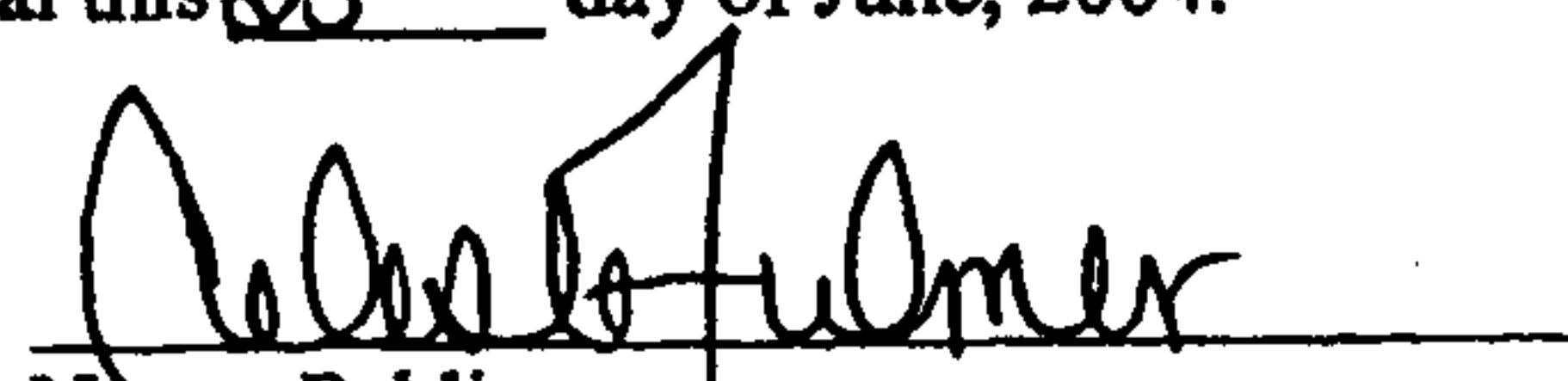
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of June, 2004.


Peggy J. Thomas

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Peggy J. Thomas, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2004.


Notary Public

My commission expires: 10/1/04



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Shelby Cnty Judge of Probate, AL
06/25/2004 15:28:00 FILED/CERTIFIED

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Southwest Corner of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence North along the West boundary line of said section for a distance of 2611.94 feet; thence turn an angle of 88 deg. 59 min. 42 sec. to the right and run 558.46 feet; thence turn an angle of 92 deg. 33 min. 38 sec. to the right and run a distance of 606.44 feet; thence turn an angle of 83 deg. 36 min. 48 sec. to the left and run a distance of 96.51 feet to the point of beginning; thence turn an angle of 90 deg. 44 min. 12 sec. to the right and run a distance of 854.27 feet; thence turn an angle of 89 deg. 15 min. 48 sec. to the right and run a distance of 69.92 feet; thence turn an angle of 90 deg. 00 min. 00 sec. left and run a distance of 300.00 feet to the Northerly right of way line of Shelby County Road No. 39; thence turn an angle of 59 deg. 20 min. 05 sec. to the right and run a distance of 17.44 feet along said road right of way line; thence turn an angle of 120 deg. 39 min. 55 sec. to the right and run a distance of 1173.83 feet; thence turn an angle of 96 deg. 23 min. 12 sec. to the right and run a distance of 96.51 feet to the point of beginning.



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 Shelby Cnty Judge of Probate, AL
 02/13/2006 09:44:19AM FILED/CERT

STATE OF ALABAMA *
 * **CORRECTIVE DEED**
 TALLADEGA COUNTY *

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable considerations to the undersigned **PEGGY J. THOMAS, AN UNMARRIED WOMAN**, herein referred to as Grantor, in hand paid by **PEGGY J. THOMAS**, whose mailing address is 4309 Highway 39, Chelsea, Alabama 35043, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, all her right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Commence at the Southwest corner of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence North along the west boundary line of said section for a distance of 2611.94 feet; thence turn an angle of 88 degrees, 59 minutes, 42 seconds to the right and run 558.46 feet to the point of beginning; thence continue along last said course for a distance of 491.18 feet; thence turn an angle of 87 degrees 17 minutes 29 seconds to the right and run a distance of 686.90 feet; thence turn an angle of 100 degrees 51 minutes 23 seconds to the right and run a distance of 461.51 feet; thence turn an angle of 94 degrees 55 minutes 49 seconds to the left and run a distance of 994.07 feet; thence turn an angle of 27 degrees 54 minutes 21 seconds to the left and run a distance of 107.46 feet to the Northerly right of way line of Shelby County Road No. 39; thence turn an angle of 89 degrees 50 minutes 58 seconds to the right and run a distance of 71.92 feet along said road right of way line; thence turn an angle of 03 degrees 20 minutes 44 seconds to the left and run a distance of 79.40 along said road right of way line; thence turn an angle of 120 degrees 44 minutes 12 seconds to the right and run a distance of 1780.27 feet to the point of beginning. Containing 10.1 acres, more or less.

This deed is given to correct the legal description in that certain deed filed for record in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #2002-47294. The deed as recorded conveys property from Harold H. Thomas and wife, Peggy J. Thomas to Harold H. Thomas and wife, Peggy J. Thomas as joint tenants with right of survivorship. Harold H. Thomas is deceased, having departed this life on March 6, 2003.

Proctor & Vaughn


TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that she is lawfully seized in fee simple of said premises, that she is free from all encumbrances, except as herein stated, that she has a good right to sell and convey the same as is done hereby, that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this the 9th day of February, 2006.

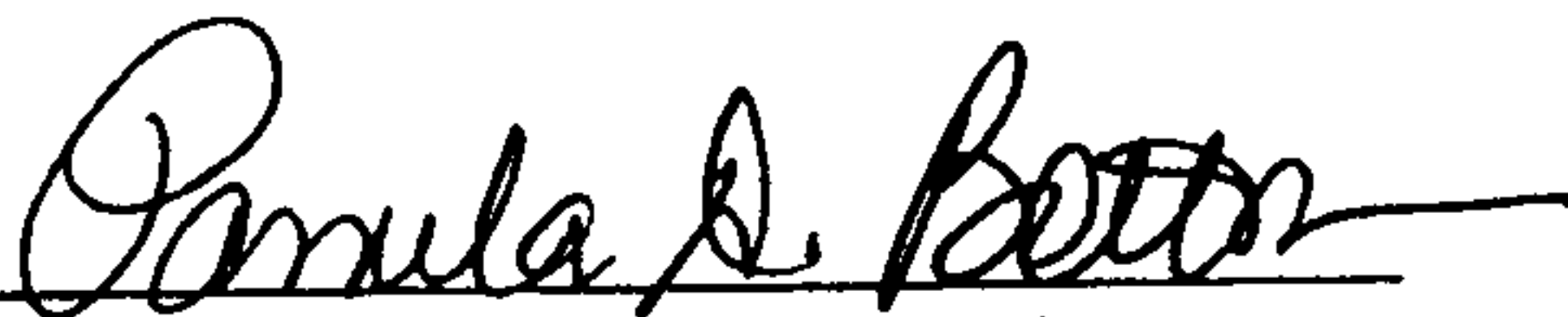
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06/20/2016 02:22:20 PM FILED/CERT


Peggy J. Thomas

STATE OF ALABAMA §
 §
TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that Peggy J. Thomas, 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of February, 2006.

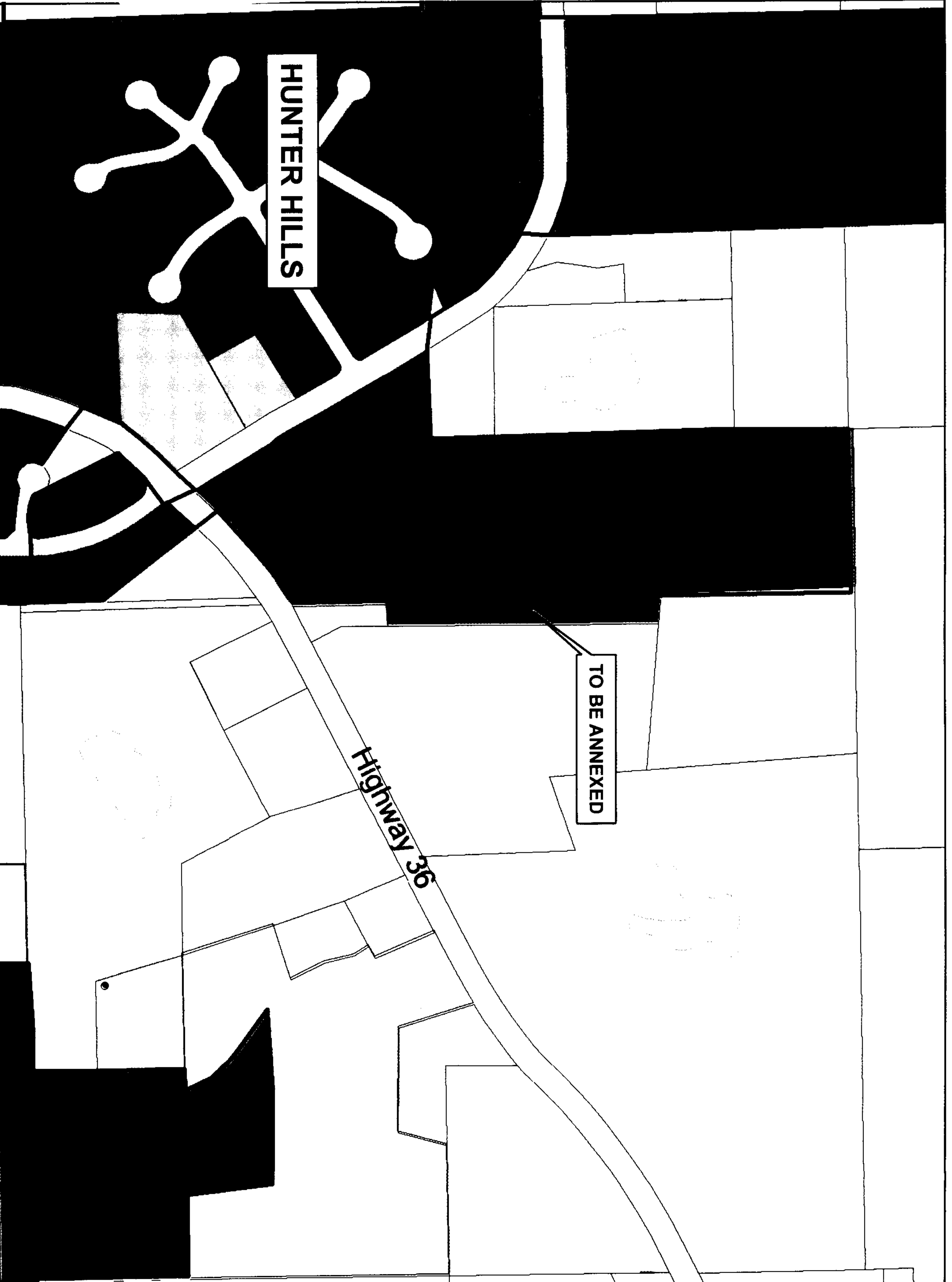

Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
POST OFFICE BOX 2129
SYLACAUGA, ALABAMA 35150
45.2488

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ORD. #
16-05-17-699

TAX ID
15-2-04



HUNTER HILLS

TO BE ANNEXED

Highway 36

SHAW ANNEXATION
4246 HIGHWAY 39