

City of Chelsea

P.O. Box 111
Chelsea, Alabama



20170124000028600 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
01/24/2017 11:56:06 AM FILED/CERT

Certification Of Annexation Ordinance

Ordinance Number: **X-2016-12-06-724**

Property Owner(s): **John & Norma Lovorn**

Property: Parcel ID **#08-9-31-0-000-009.000**

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 December 6th, 2016, as same appears in minutes of record of said meeting, and published by posting copies thereof on December 7th, 2016, at the public places listed below, which copies remained posted for five business days (through December 13th, 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-2016-12-06-724

Property Owner(s): **John & Norma Lovorn**

Property: Parcel ID **#08-9-31-0-000-009.000**

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 (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

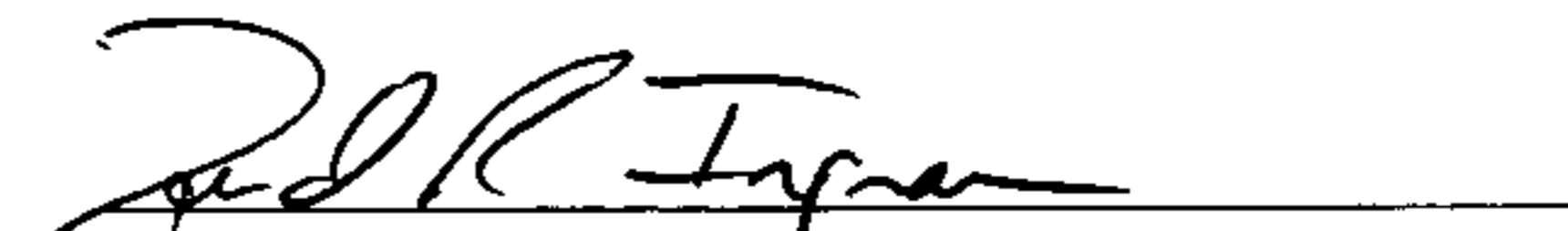
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

Approved and adopted this the 6th day of December, 2016


Tony Picklesimer, Mayor


Cody Sumners, Councilmember


Scott L. Weygand, Councilmember


David Ingram, Councilmember


Tiffany Bittner, Councilmember


Casey Morris, Councilmember



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Petition Exhibit A

Property owner(s): John & Norma Lovorn

Property: Parcel ID #08-9-31-0-000-009.000

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 B), Map Book 210, Page 736, 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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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 22nd day of November, 2016

JR McArthur
Witness

John Lovern
Owner Signature

John Lovern
Print name

3414 Highway 32
Mailing Address

SAME
Property Address (if different)

205/678-9230
Telephone Number (Day)

205/678-9230
Telephone Number (Evening)

JR McArthur
Witness

Norma Lovern
Owner Signature

Norma Lovern
Print Name

3414 Highway 32
Mailing Address

SAME
Property Address (if different)

205/789-8105
Telephone number (Day)

205/678-9230
Telephone Number (Evening)

Number of people on property 2
Proposed Property Usage (Circle One)
Commercial or Residential

(All owners listed on the deed must sign)

This form furnished by:

Cahaba Title, Inc.Eastern Office
(205) 833-1571Nursing Home Office
(205) 988-5600

This instrument was prepared by:

(Name) Courtnay H. Mason, Jr.
(Address) P.O. Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) John T. Lovorn
(Address) 131 Shaw Lane
Wilsonville, AL 35166**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100TH (\$127,000.00)--- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Eugene C. Ihas and wife, Mary Ann Ihas

(herein referred to as grantors) do grant, bargain, sell and convey unto
John T. Lovorn and Norma I. Lovorn(herein referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in
SHELBY County, Alabama to-wit:

Parcel "A"

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama; thence north along said 1/4 line 151.51 feet to the center of County Road No. 32; thence right 43 deg. 59 min., 282.87 feet along said centerline, thence right 91 deg. 55 min., 183.17 feet along the centerline of Shaw Lane; thence left 4 deg. 58 min., 187.98 feet along same centerline; thence right 92 deg. 55 min., 528.44 feet; thence right 135 deg. 03 min., 257.37 feet to the Point of Beginning.

Parcel "B"

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 East; thence north along said 1/4 line 119.44 feet to the right of way of County Road No. 32; thence southwesterly along said right of way a chord distance of 331.42 feet; thence south 335.38 feet to a found iron pin; thence left 98 deg. easterly, 244.00 feet to a previously described wood stake found; thence left 98 deg. northerly, 448.32 feet to the point of beginning.

Parcel "A" contains 25 foot of the right of way for County Road No. 32 and the right of way for Shaw Lane.

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

\$101,600.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

210 MAR 736

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

68 OCT 25 PM 2:56

J. A. [Signature]
JUDGE OF PROBATE1. Doc. Tax \$25.00
2. Mig. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 2900

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of October, 1988.

WITNESS

(Seal)
(Seal)
(Seal)Eugene C. Ihas (Seal)
Mary Ann Ihas (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED

a Notary Public in and for said County, in said State, hereby certify that EUGENE C. IHAS AND WIFE, MARY ANN IHASwhose name 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 24th day of October, A.D. 1988.

3/10/91

Commission Expires

Notary Public

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LOVORN ANNEXATION

3414 HIGHWAY 32