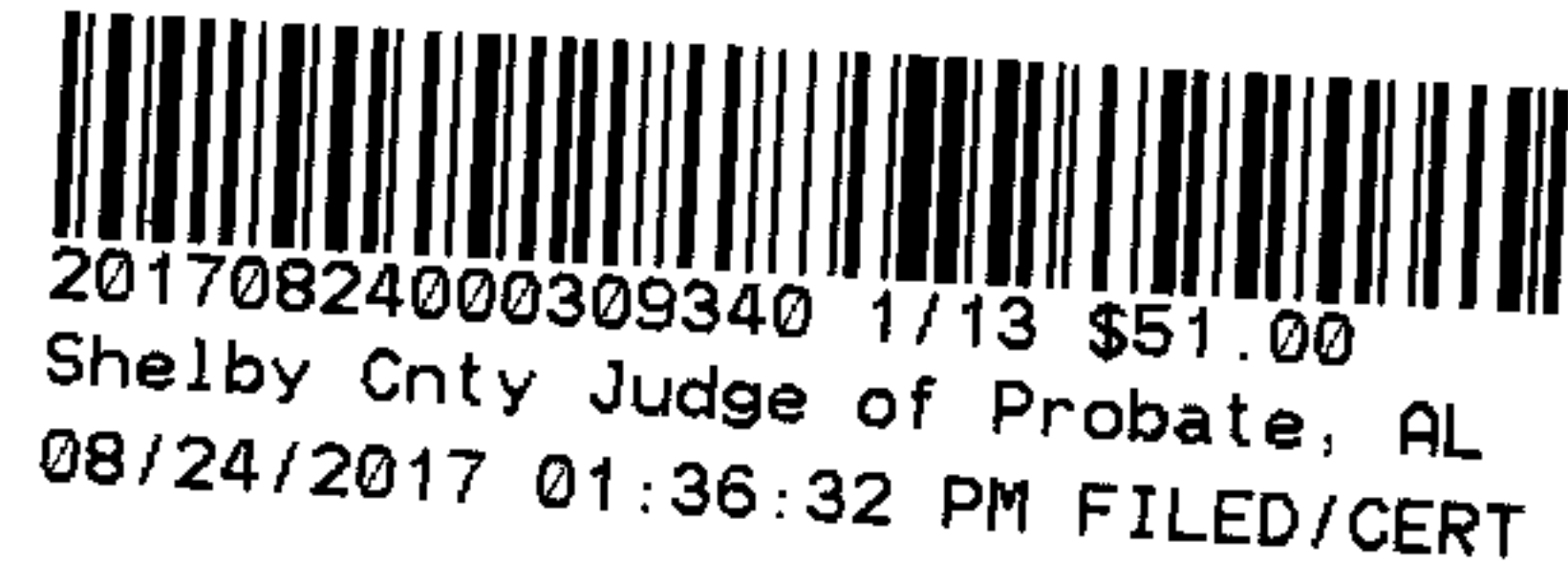


*Certification
Of
Annexation Ordinance*

Ordinance Number: **X-2017-08-01-745**

Property Owner(s): **Burlin D. McManus, Jr.**

Property: **Parcel ID #09-7-26-0-001-019.000**



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 August 1st, 2017, as same appears in minutes of record of said meeting, and published by posting copies thereof on August 2nd, 2017, at the public places listed below, which copies remained posted for five business days (through August 7th, 2017).

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-2017-08-01-745

Property Owner(s): **Burlin D. McManus, Jr**

Property: **Parcel ID #09-7-26-0-001-019.000**

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;

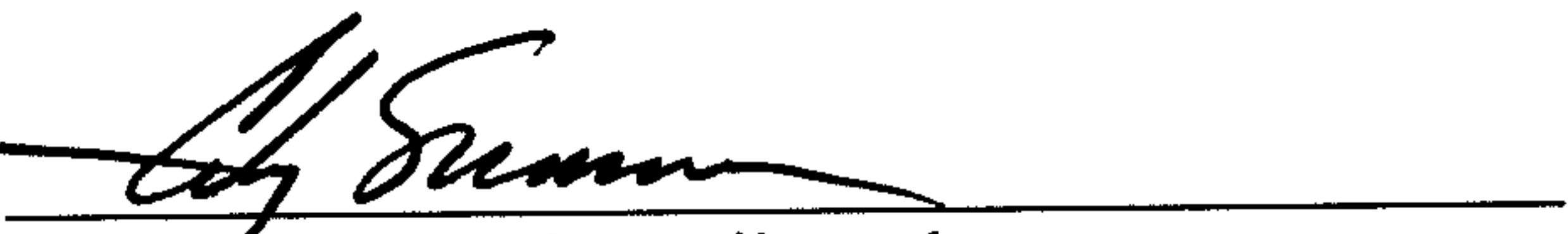
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

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

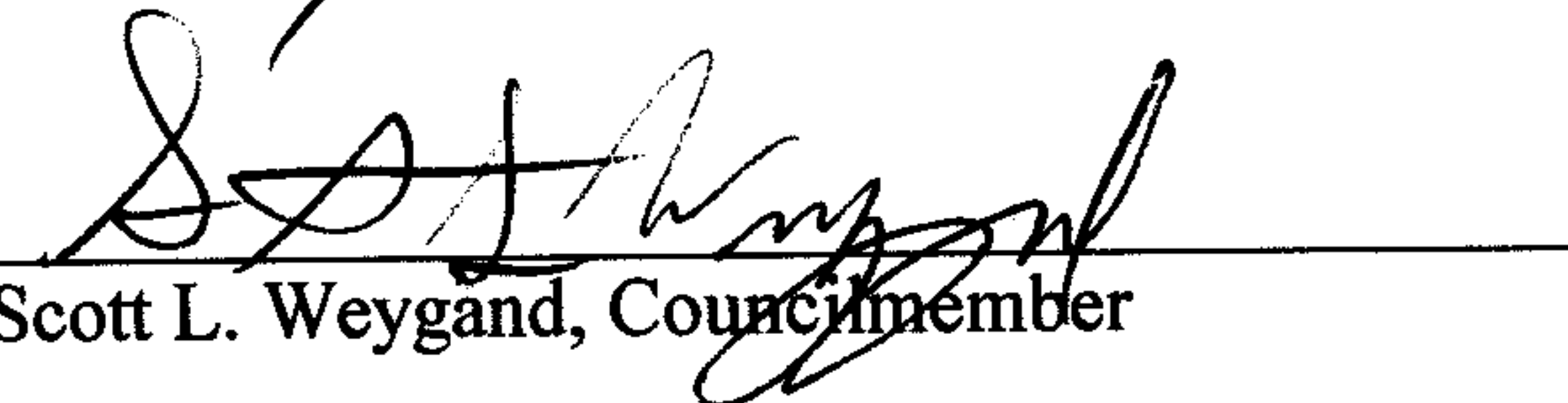
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.



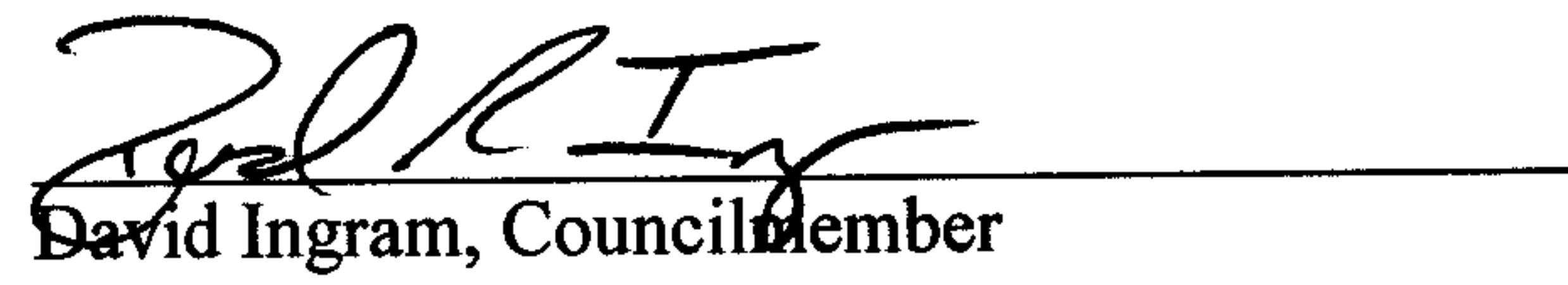
Tony Picklesimer, Mayor



Cody Sumners, Councilmember



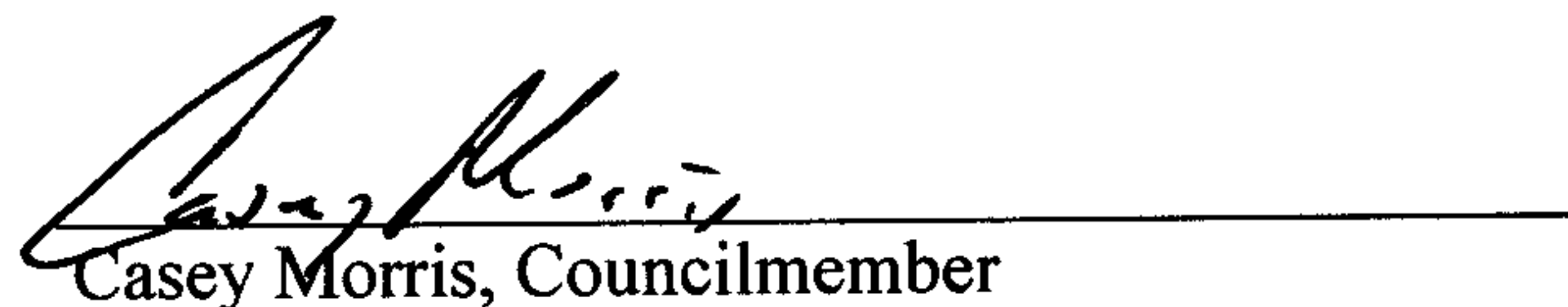
Scott L. Weygand, Councilmember



David Ingram, Councilmember



Tiffany Bittner, Councilmember



Casey Morris, Councilmember



20170824000309340 2/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

Petition Exhibit B

Property Owner(s): **Burlin D. McManus, Jr.**

Property: **Parcel ID #09-7-26-0-001-019.000**

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), recorded in Instrument #20170314000085170, 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.



20170824000309340 3/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

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 24 day of July

[Signature]
Witness

Burke D McManis Jr
Owner Signature

Burke D McManis Jr
Print name

9442 Old Hwy 200 Chelsea AL
Mailing Address

Property Address (if different)

[REDACTED]

Telephone Number (Day)

Telephone Number (Evening)

Witness

Owner Signature

Print Name

Number of people on property

Proposed Property Usage (Circle One)

Commercial or Residential

*
Mailing Address

Property Address (if different)

Telephone number (Day)

(All owners listed on the deed must sign)

Telephone Number (Evening)



20170824000309340 4/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

#1

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
BURLIN D. MCMANUS, JR.
P.O. BOX 104
WESTOVER, ALABAMA 35185

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND TO CLEAR TITLE, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, BURLIN D. MCMANUS, JR., a widower, KIMBERLY M. TATUM, a married woman, and JEFFREY MCMANUS, a married man, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto BURLIN D. MCMANUS, JR., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

See attached Exhibit A

The hereinabove named Grantors constitute all of the Heirs at Law of Lynda L. McManus who died intestate on or about February 13, 2015.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named Grantors, namely, Kimberly M. Tatum and Jeffrey McManus, and/or their spouses.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of March, 2017.

Burlin D. McManus Jr. (L.S.)
BURLIN D. MCMANUS, JR.

Kimberly M. Tatum (L.S.)
KIMBERLY M. TATUM

Jeffrey McManus (L.S.)
JEFFREY MCMANUS

20170314000085170 1/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BURLIN D. MCMANUS, JR., 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2017.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/21

20170824000309340 5/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

#1

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY M. TATUM, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2017.

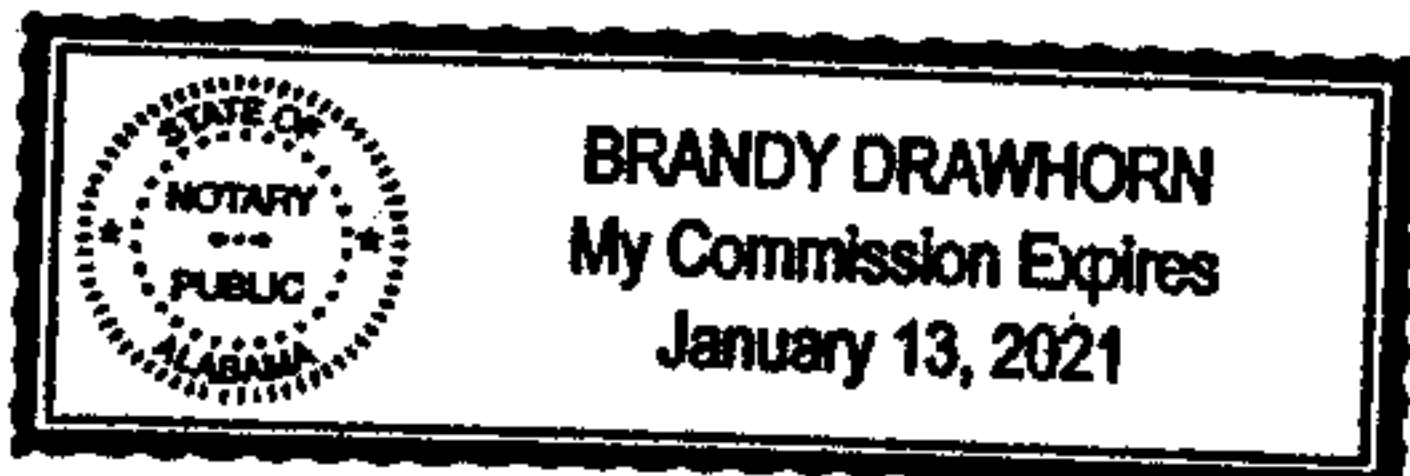


Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/21

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY MCMANUS, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2017.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/21

20170314000085170 2/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT

20170824000309340 6/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

EXHIBIT A

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 deg. 34 min. 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 deg. 52 min. 08 sec. to the left and run a distance of 491.29 feet; thence turn an angle of 113 deg. 07 min. 52 sec. to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW1/4 of the NW1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre.

#1



20170314000085170 3/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT



20170824000309340 7/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

Grantor's Name:
BURLIN D. MCMANUS, JR.

Mailing Address:
P.O. BOX 104
WESTOVER, AL 35185

Property Address:


Grantee's name:
BURLIN D. MCMANUS, JR.


Mailing Address:
P.O. BOX 104
WESTOVER, AL 35185

Date of Sale: _____
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value \$23,780

____ Bill of Sale
____ Sales Contract
____ Closing Statement

____ Front of Foreclosure Deed
____ Appraisal
X Other TAX ASSESSOR


20170314000085170 4/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT


20170824000309340 8/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

AFFIDAVIT AS TO DEATH AND HEIRS

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared Johnny W. Davis whose name is signed to this Affidavit and who is known to me, and who, being by me first duly sworn, deposes and says as follows:

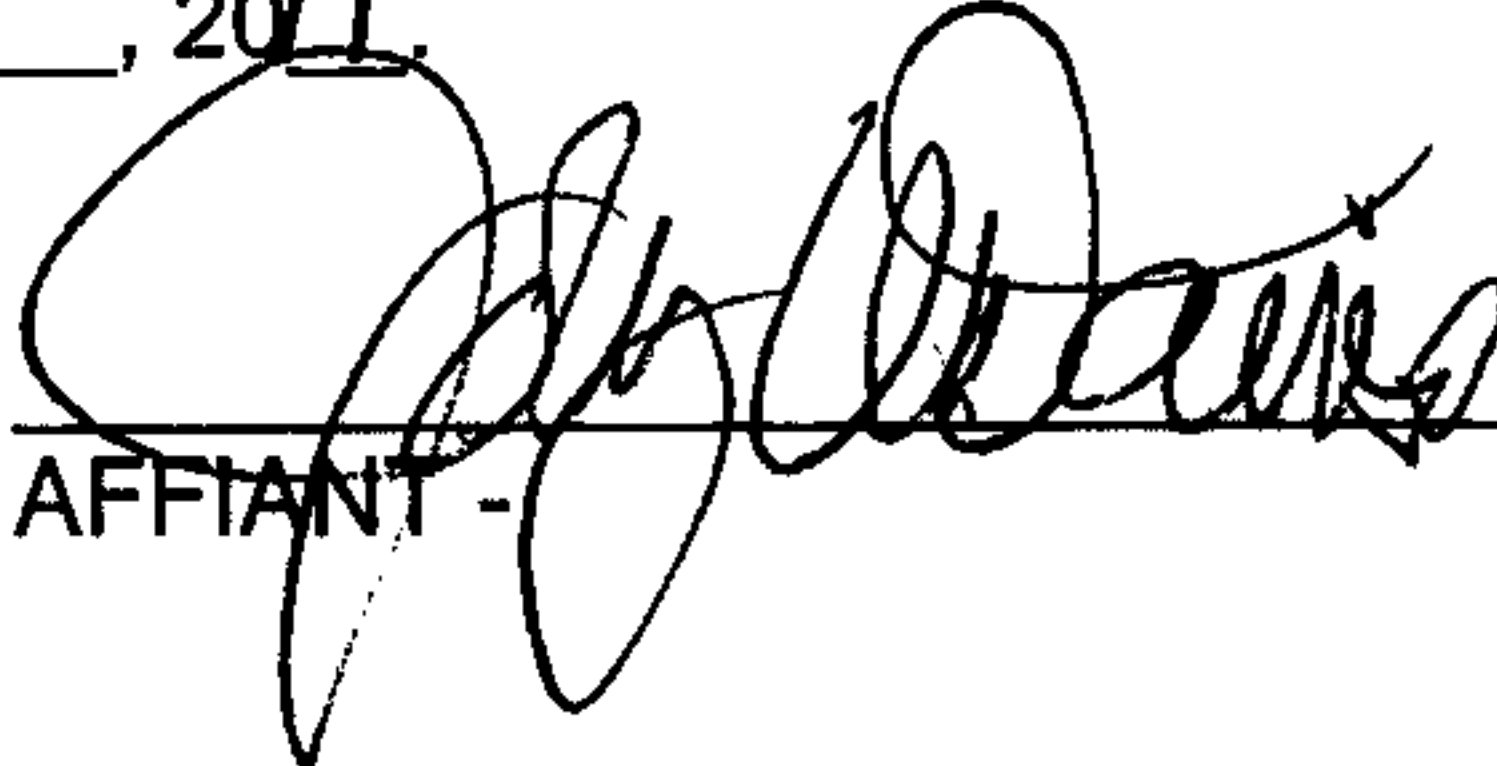
My name is Johnny W. Davis and I reside in Shelby County, Alabama. I was personally acquainted with LYNDA L. MCMANUS who died on or about February 13, 2015. She died intestate and there has been no administration of her estate and she left no debts outstanding at the time of her death. During her lifetime she owned the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

I had known LYNDA L. MCMANUS for a period of more than twenty (20) years and I knew her family. She left surviving her spouse, namely BURLIN D. MCMANUS, JR. and her two children, namely, KIMBERLY M. TATUM and JEFFREY MCMANUS, who are all over the age of 19 years and are of sound mind.


Other than these said descendants, the said LYNDA L. MCMANUS was survived by no other descendant or no other child or children or descendant of a deceased child or children.

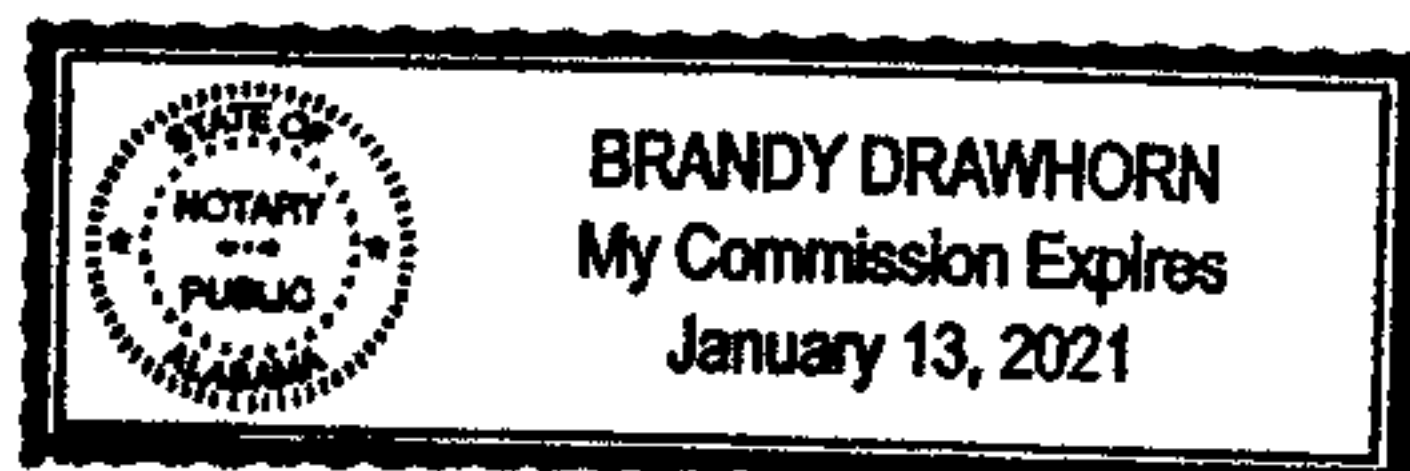
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20th day of February, 2017.

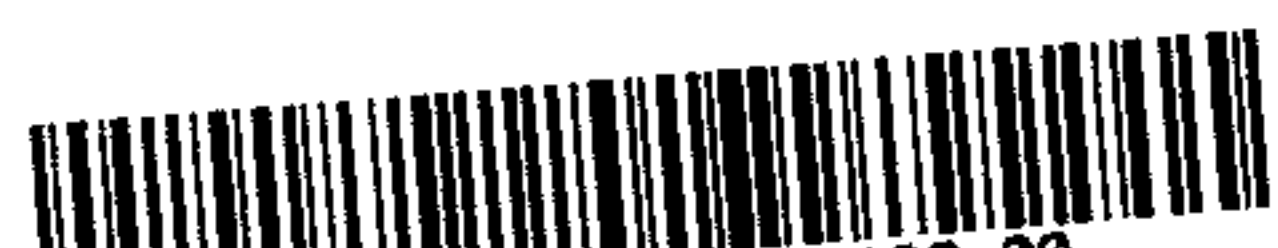

AFFIANT -

STATE OF ALABAMA)
Shelby COUNTY)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 20th DAY OF February, 2017.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/13/2021




20170314000085170 5/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT





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Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

EXHIBIT A

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 deg. 34 min. 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 deg. 52 min. 08 sec. to the left and run a distance of 491.29 feet; thence turn an angle of 113 deg. 07 min. 52 sec. to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW1/4 of the NW1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre.


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Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT


20170824000309340 10/13 \$51.00
Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

AFFIDAVIT AS TO DEATH AND HEIRS

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared Douglas L. Key whose name is signed to this Affidavit and who is known to me, and who, being by me first duly sworn, deposes and says as follows:

My name is Douglas L. Key and I reside in Shelby County, Alabama. I was personally acquainted with LYNDA L. MCMANUS who died on or about February 13, 2015. She died intestate and there has been no administration of her estate and she left no debts outstanding at the time of her death. During her lifetime she owned the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

I had known LYNDA L. MCMANUS for a period of more than twenty (20) years and I knew her family. She left surviving her spouse, namely BURLIN D. MCMANUS, JR. and her two children, namely, KIMBERLY M. TATUM and JEFFREY MCMANUS, who are all over the age of 19 years and are of sound mind.

Other than these said descendants, the said LYNDA L. MCMANUS was survived by no other descendant or no other child or children or descendant of a deceased child or children.


1st IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the March day of March, 2017.

Douglas L. Key
AFFIANT -

STATE OF ALABAMA)
Bibb COUNTY)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 1st DAY OF March, 2017.

Kimberly K. Hall
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/3/2020


20170314000085170 7/8 \$38.00
Shelby Cnty Judge of Probate, AL
03/14/2017 08:16:22 AM FILED/CERT



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Shelby Cnty Judge of Probate, AL
08/24/2017 01:36:32 PM FILED/CERT

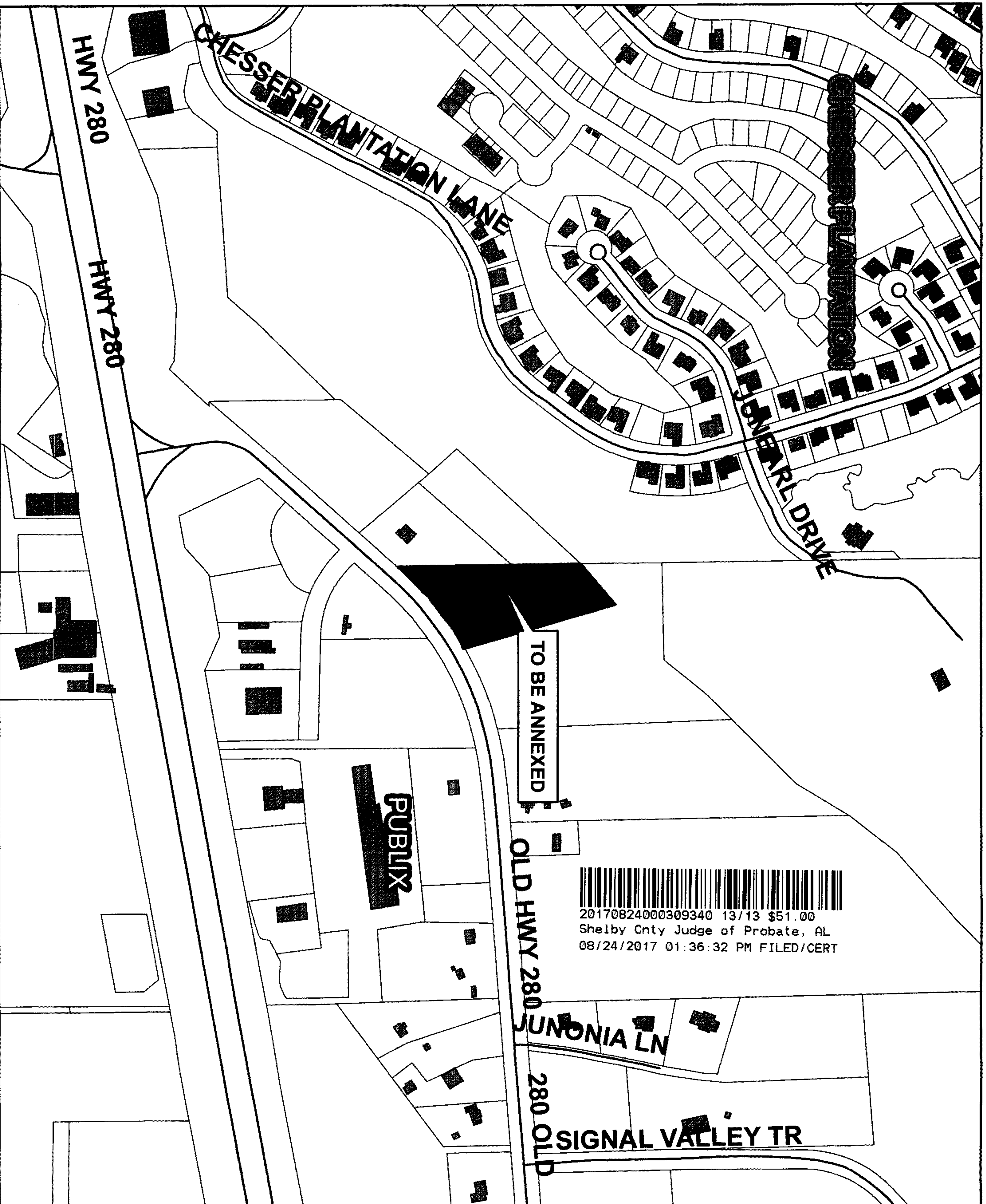
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McMANUS ANNEXATION
9442 OLD HWY. 280