

*Certification  
Of  
Annexation Ordinance*

Ordinance Number: **X-2018-01-02-755**

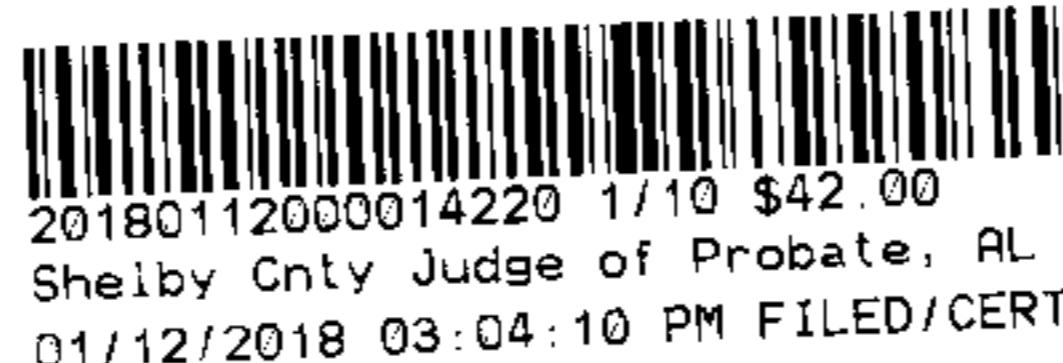
Property Owner(s): **Miranda K. Kirby**

Property: **Parcel ID #15-1-02-0-001-004.001**

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 on January 2nd, 2018, and as same appears in minutes of record of said meeting, and published by posting copies thereof on January 3rd, 2018, at the public places listed below, which copies remained posted for five business days (through January 9th, 2018).

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*  
Becky C. Landers, City Clerk



# City of Chelsea, Alabama

## Annexation Ordinance No. X-2018-01-02-755

Property Owner(s): **Miranda K. Kirby**

Property: **Parcel ID #15-1-02-0-001-004.001**

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

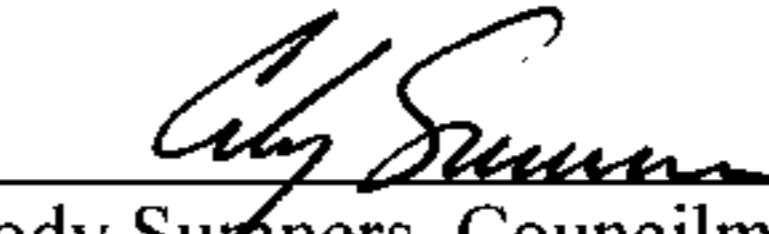
**Whereas**, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is (E-1) which together is contiguous to the corporate limits of Chelsea;

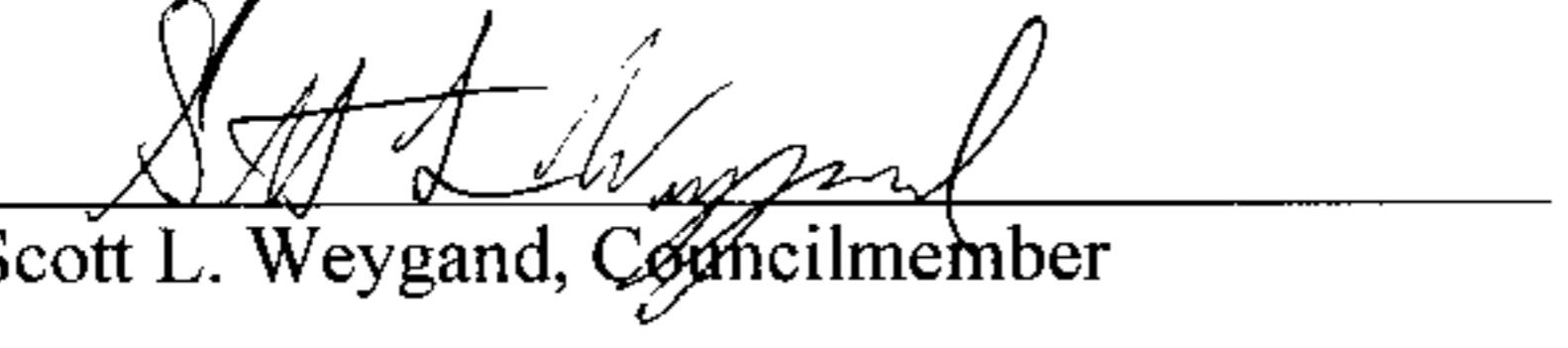
**Whereas**, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

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

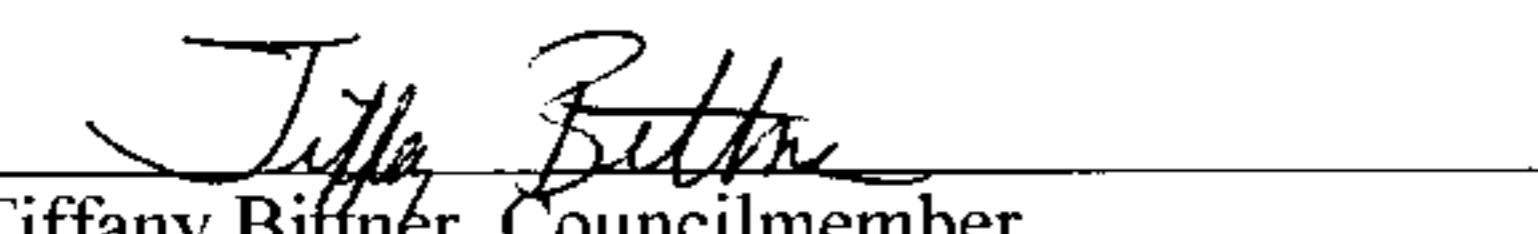
**Be it further ordained** that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

  
Tony Picklesimer, Mayor

  
Cody Sumners, Councilmember

  
Scott L. Weygand, Councilmember

  
David Ingram, Councilmember

  
Tiffany Bittner, Councilmember

  
Casey Morris, Councilmember



20180112000014220 2/10 \$42.00  
Shelby Cnty Judge of Probate, AL  
01/12/2018 03:04:10 PM FILED/CERT

**Petition Exhibit B**

Property Owner(s): **Miranda K. Kirby**

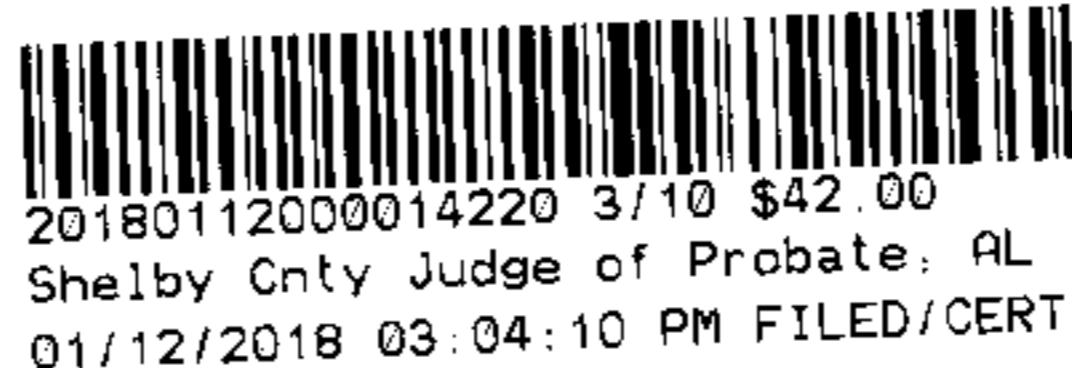
Property: **Parcel ID #15-1-02-0-001-004.001**

**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 Instrument #20160608000197710, 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*

### **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.

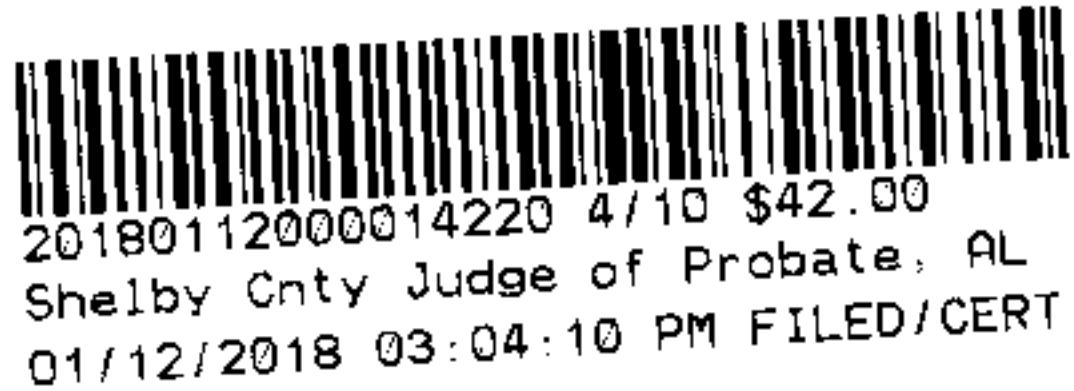
Signed on the 20<sup>th</sup> day of December, 2017

Becky Sanders  
Witness

Miranda K Kirby  
Owner Signature

Miranda K Kirby  
Print name

10468 Chelsea Rd  
Mailing Address



Property Address (if different)

(205) 613-0979  
Telephone Number (Day)

Telephone Number (Evening)

Witness

Owner Signature

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

Print Name

Mailing Address

Property Address (if different)

Telephone number (Day)

(All owners listed on the deed must sign)

Telephone Number (Evening)

*Exhibit "B"*

20160608000197710  
06/08/2016 01:09:57 PM  
DEEDS 1/5



20180112000014220 5/10 \$42.00  
Shelby Cnty Judge of Probate: AL  
01/12/2018 03:04:10 PM FILED/CERT

Commitment Number: 3403780

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**15-1-02-0-001-004.001**

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**SPECIAL WARRANTY DEED**

**Bank of America, N.A.**, whose mailing address is **Bank of America, N.A., 2505 W. Chandler Blvd., Chandler, AZ 85224**, hereinafter grantor, for \$162,000.00 (One Hundred Sixty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MIRANDA KIRBY\***, hereinafter grantee, whose tax mailing address is **10468 CHELSEA ROAD, CHELSEA, AL 35043**, the following real property:

*\*Married*

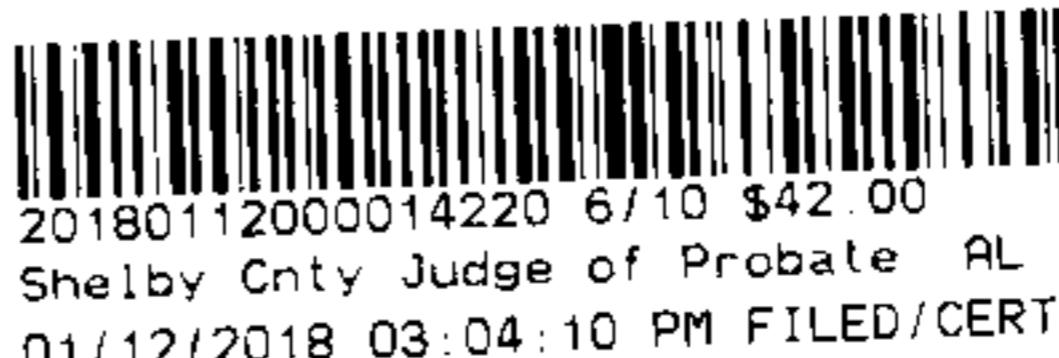
All that certain parcel of land situate in the County of Shelby, State of Alabama being known and designated as follows: Part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 20 south, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Northwest 1/4 of Northwest 1/4 of said Section 2 being marked by an existing 1/2 inch iron rebar, run in a southerly direction along the east line of said 1/4-1/4 section for a measured distance of 656.98 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 106 degrees 37 minutes 59 seconds and run in a northwesterly direction for a distance of 198.04 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northwesterly direction along last mentioned course for a distance of 416.96 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 90 degrees 01 minutes 12 seconds and run in a northeasterly direction for a distance of 239.46 feet to an existing Number 4 iron rebar; thence turn an angle to the left of 26 degrees 03 minutes 08 seconds and run in a northwesterly

direction for a distance of 342.13 feet to an existing Number 5 iron rebar; thence turn an angle to the right of 156 degrees 31 minutes 33 seconds and run in a southeasterly direction for a distance of 427.02 feet to a point in a lake; thence turn an angle to the left of 29 degrees 05 minutes 13 seconds and run in a southeasterly direction for a distance of 243.39 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 77 degrees 37 minutes 56 seconds and run in a southwesterly direction for a distance of 221.49 feet, more or less, to the Point of Beginning. Also an easement being 30 feet in width and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 - Northwest 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama and proceed South along the East boundary of said 1/4 - 1/4 section for a distance of 656.80 feet; thence North 73 degrees 20 minutes 32 seconds West 615.00 feet to the Point of Beginning of herein described easement; thence continue along aforementioned course and along the South boundary of said easement North 73 degrees 20 minutes 32 seconds West 150.00 feet to a point on the Easterly right of way boundary of Shelby County Highway Number 47 (R/W 80 feet); thence North 27 degrees 46 minutes 43 seconds West along said right of way for 42.02 feet to a point on the North boundary of said easement; thence South 73 degrees 20 minutes 32 seconds East along the North boundary of said easement for 179.42 feet; thence South 16 degrees 39 minutes 28 seconds West 30.00 feet, back to the Point of Beginning of herein easement. Subject to an easement for ingress, egress and public utilities being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of Northwest 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, and run in a southerly direction along the east line of said 1/4 - 1/4 section for a distance of 656.98 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 106 degrees 37 minutes 59 seconds and run in a northwesterly direction for a distance of 198.04 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northwesterly direction along last mentioned course for a distance of 416.96 feet to an existing Number 4 iron rebar; thence turn an angle to the right of 90 degrees 01 minutes 12 seconds and run in a northeasterly direction for a distance of 20.0 feet; thence turn an angle to the right of 85 degrees 35 minutes and run in a southeasterly direction for a distance of 417.31 feet; thence turn an angle to the right of 93 degrees 26 minutes 09 seconds and run in a southwesterly direction for a distance of 52.0 feet, more or less, to the Point of Beginning. Being the same property as conveyed from Red Mountain Title, LLC as auctioneer for Bank of America, N.A. to Bank of America, N.A. as described in instrument 20151019000363960, Dated 10/14/2015, Recorded 10/19/2015 in SHELBY County Records.

Property Address is: 10468 CHELSEA ROAD, CHELSEA, AL 35043

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

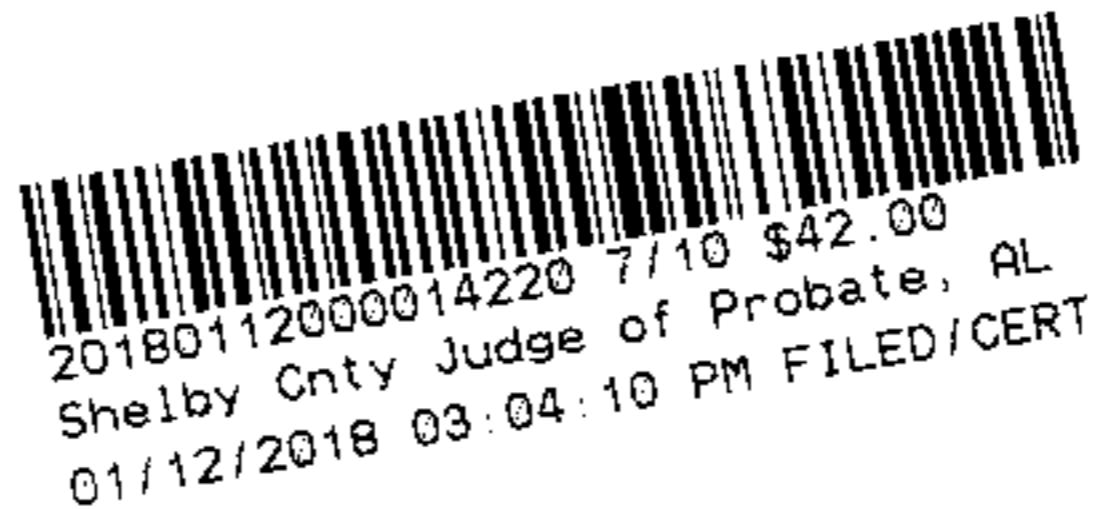
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.



**20160608000197710 06/08/2016 01:09:57 PM DEEDS 3/5**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20151019000363960**



Executed by the undersigned on April 14, 2016:

**Bank of America, N.A.**

By: Cory Klapp 4-14-16

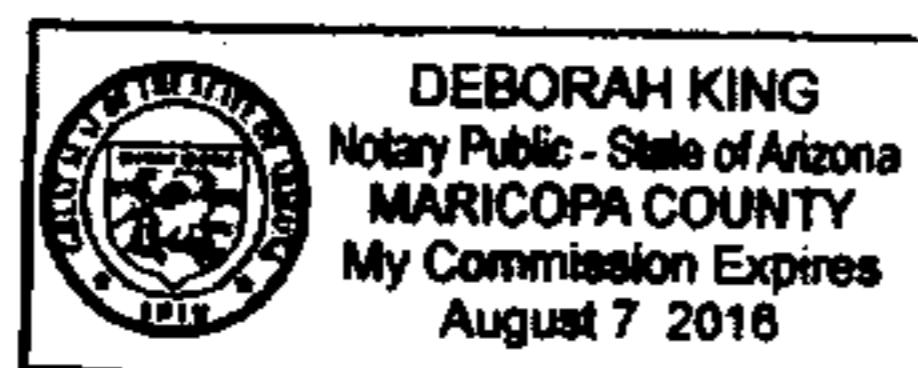
Name: Cory Donovan Klapperich

Its: Assistant Vice President

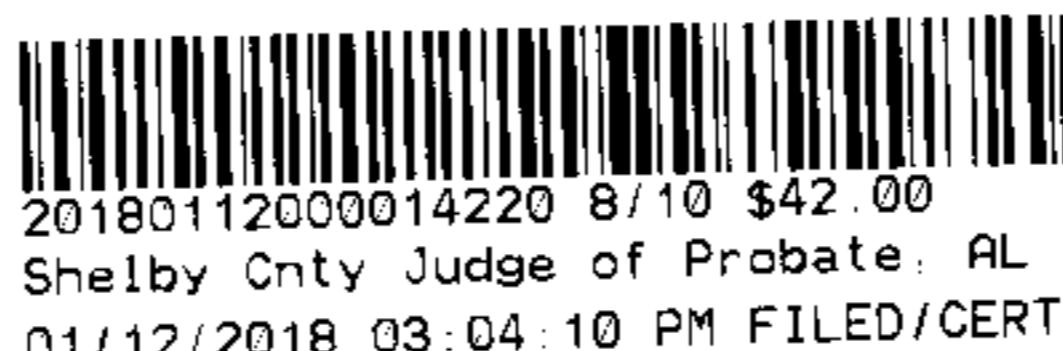
STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Cory Donovan Klapperich its Assistant Vice President, on behalf of the Grantor **Bank of America, N.A.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Assistant Vice President and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 14<sup>th</sup> day of April, 2016



Deborah King 4/14/16  
Notary Public  
Deborah King



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b>	<b><u>Bank of America, N.A.</u></b>
<b>Mailing Address</b>	<b><u>Bank of America, N.A., 2505 W.</u></b>
	<b><u>Chandler Blvd., Chandler, AZ</u></b>
	<b><u>85224</u></b>

Grantee's Name MIRANDA KIRBY  
Mailing Address 10468 CHELSEA ROAD,  
CHELSEA, AL 35043

Property Address 10468 CHELSEA ROAD,  
CHELSEA, AL 35043

20160608000197710

06/08/2016 01:09:57 PM

DEEDS 5/5

Date of Sale April 14<sup>th</sup>, 2016  
Total Purchase Price 162,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale       Appraisal  
 Sales Contract       Other  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

**Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.**

**Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.**

**Property address** - the physical address of the property being conveyed, if available.

**Date of Sale** - the date on which interest to the property was conveyed.

**Total purchase price** - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-23-2016

Print Thazela Berresford

Unattested

Sign Arnold Dugard

**(Grantor/Grantee/Owner/Agent) circle one**

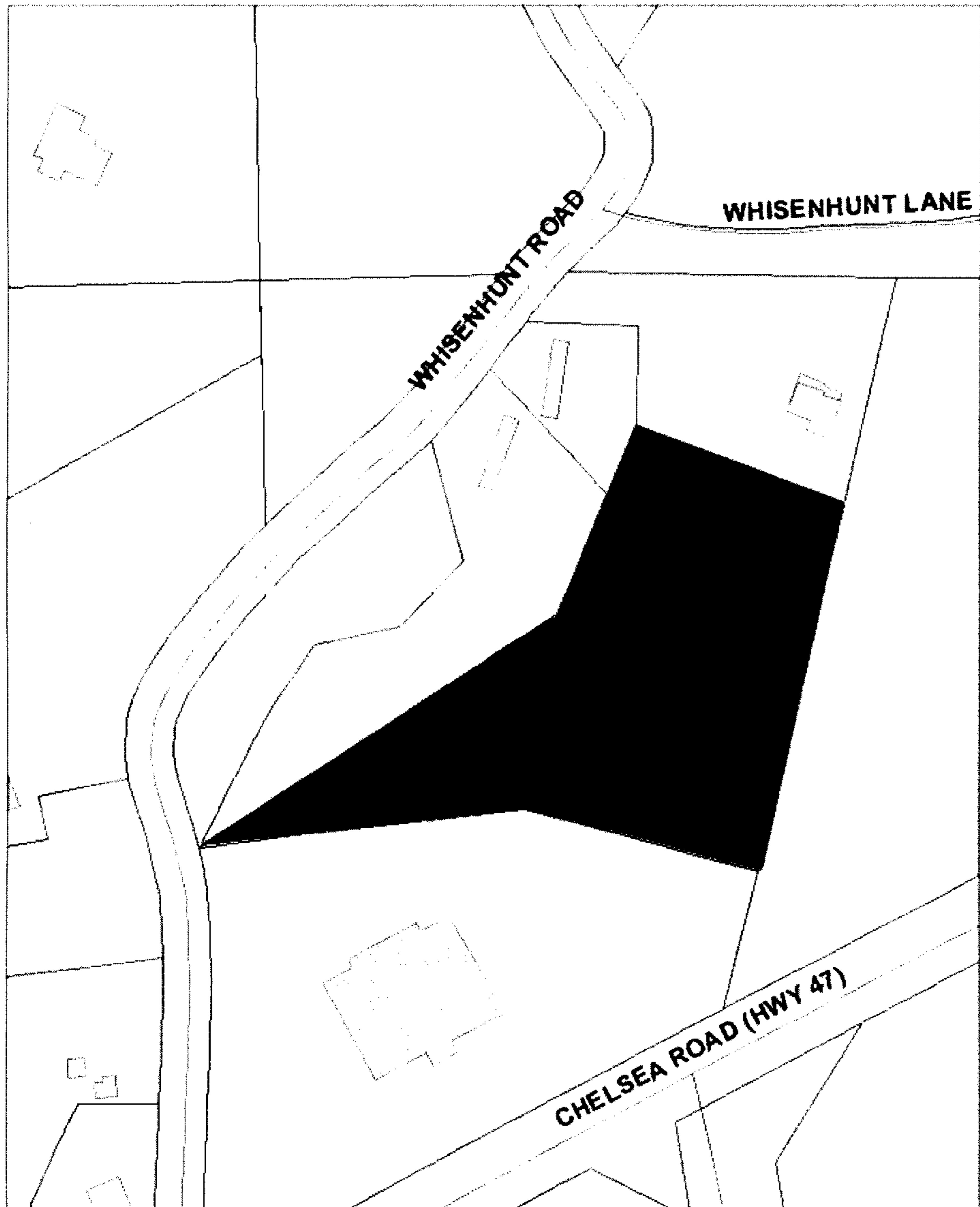
## Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fahrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/08/2016 01:09:57 PM  
542.50 CHERRY  
20160608000197710

J. W. Foster

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**KIRBY ANNEXATION  
10468 CHELSEA ROAD**

**EXHIBIT C**  
**ORD.2018-01-02-755**

**TAX ID#**  
**15-15-1**

  
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Shelby Cnty Judge of Probate, AL  
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