Certification Of Annexation Ordinance

Ordinance Number: X-2018-01-23-757

Property Owner(s): Andrew & Carol Lange

Property: Parcel ID #09-6-24-0-001-009.009

Parcel ID #09-6-24-0-001-009.006

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 23rd, 2018, and as same appears in minutes of record of said meeting, and published by posting copies thereof on January 24th, 2018, at the public places listed below, which copies remained posted for five business days (through January 30th, 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

Begky C. Landers, City Clerk

20180213000046650 1/8 \$36 00 20180213000046650 1/8 \$36 00 Shelby Cnty Judge of Probate: AL 02/13/2018 10:38:59 AM FILED/CERT

City of Chelsea, Alabama

Annexation Ordinance No. X-2018-01-23-757

Property Owner(s): Andrew & Carol Lange

Property: Parcel ID #09-6-24-0-001-009.009 & Parcel ID #09-6-24-0-001-009.006

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 (A-R) 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

Scott L. Weygand, Jouncilmember

Cody Samners, Councilmember

David Ingram, Councilmember

Casey Morris, Councilmember

Shelby Chty Judge of Probate, AL 02/13/2018 10:38:59 AM FILED/CERT

Petition Exhibit B

Property Owner(s): Andrew & Carol Lange

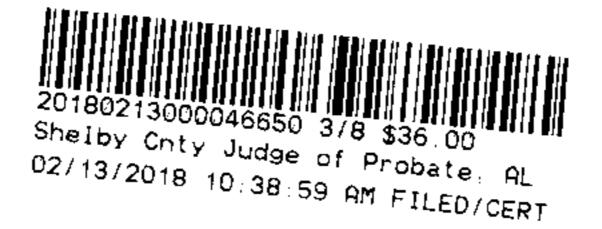
Property: Parcel ID #09-6-24-0-001-009.009 & Parcel ID #09-6-24-0-001-009.006

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 #20131220000486570, 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

Shelby Cnty Judge of Probate, AL

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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 day of	anwary 2018
Witness	Owner Signature Andrew M. Lange Print name
	Mailing Address
	Property Address (if different)
	Telephone Number (Day)
Witness Number of people on property Proposed Property Usage (Circle One) Commercial or Residential	Owner Signature Owner Signature Carol Lange Print Name 136 Hargis Mailing Address
	Property Address (if different)
	Telephone number (Day)
(All owners listed on the deed must sign)	Telephone Number (Evening)

This instrument was prepared by: Michael T. Atchison, Attorney at Law, Inc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Andrew M Lange

2700 19th Place South Site Howeved, At 35209 200

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

12/20/2013 11:27:26 AM FILED/CERT

SHELBY COUNTY

That in consideration of Two Hundred Five Thousand dollars and Zero cents (\$205,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frankie C. Osborn, a single-(herein referred to as grantors) do grant, bargain, sell and convey unto Andrew M Lange and Carol S Lange (hérein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTAHCED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE. \$153,750.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we l	have hereunto set our hands and	d seals, this 26th day of November, 2013.	
	(Seal)	Frankie C. Osborn	_ (Seal)
	(Seal)	-	_ (Seal)
	(Seal)	· · · · · · · · · · · · · · · · · · ·	_ (Seal)
		Shelby County, AL 12/20/2013 State of Alabama Deed Tax:\$51.50	_ (Seal)
STATE OF ALABAMA			
COUNTY SHELBY	}	General Acknowledgment	
I, the undersigned, a Notary Pu	e, and who are known to me,	n said State, hereby certify that Frankie C. Osborn what acknowledged before me on this day, that, being informed the day the same bears date.	

My Commission Expires: 10-4-16

Given under my hand and official seal this 26th day of November, 2013.

Shelby Cnty Judge of Probate: AL 02/13/2018 10:38:59 AM FILED/CERT

EXHIBIT A LEGAL DESCRIPTION

A parcel of land situated in the SW ¼ of the SE ¼ of Section 24, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

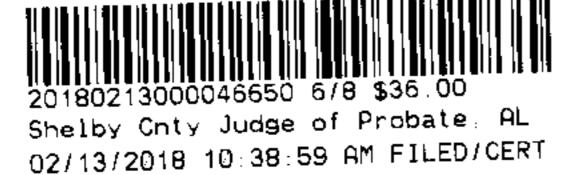
Commence at the locally accepted Southwest corner of the SW ¼ of the SE ¼ of Section 24, Township 19 South, Range 1 West and run N88 46'44"E along the South line of said 1/4 - 1/4 section for a distance of 199.17 feet to the POINT OF BEGINNING; thence run N88 46'44"E along the South line of said ¼ - ¼ section for a distance of 509.90 feet; thence leaving said ¼ - ¼ line run N10 38'58"E for a distance of 400.03 feet; thence run N2 41'30"W for a distance of 195.67 feet; thence run N42 43'32"W for a distance of 734.55 feet; thence run S60°21'56"W for a distance of 231.67 feet to a point on a curve to the left, said curve having a radius of 1869.86 feet, a central angle of 708'53", a chord length of 233.13 feet and a chord bearing of S2 44'24"W; thence run along the arc of said curve, and along the Eastern right-of-way of Shelby County Road 461, for a distance of 233.28 feet; thence continue along said Eastern right-of-way and run S0°50'02"E for a distance of 517.74 feet to the point of tangency of a curve to the left, said curve having a radius of 676.20 feet, a central angle of 7°51'05", a chord length of 92.59 feet and a chord bearing of S4°45'35"E; thence run along the arc of said curve, and along the Eastern right-of-way of Shelby County Road 461, for a distance of 92.66 feet; thence leaving said right-of-way, run N65 52'44"E for a distance of 132.39 feet; thence run S58 56'36"E for a distance of 61.02 feet; thence run S30 58'58"E for a distance of 68.74 feet; thence run S15 13'39"W for a distance of 64.23 feet; thence run S40 12'04"W for a distance of 109.18 feet to the POINT OF BEGINNING.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASTMENTS, RIGHTS-OF-WAY, PROVISION, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

ADDRESS: 15 HORGIS DR; CHELSEA, AL 35043



Shelby Cnty Judge of Probate, AL 12/20/2013 11:27:25 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Frankie Osborn Mailing Address 164 Hunter Hillson Chelsca AL 35043	Grantee's Name Andrewmeange (arol S. Lar Mailing Address 2700 19th Place South Homewood, AL 35209
Property Address Hwy 440 Chelsea AL 35043	Date of Sale 11-20-13 Total Purchase Price \$ 205,000 00 Or Actual Value \$ Or Assessors Market Value \$
The purchase price or actual value claimed on this form evidence: (Check one) (Recordation of documentary evidence)	can be verified in the following documentary dence is not required)
Bill of Sale Sales Contract Closing Statement	Appraisal Other
If the conveyance document presented for recordation con Above, the filing of this form is not required	ontains all of the required information referenced
Instruction	Ons
Grantor's name and mailing address - provide the name property and their current mailing address.	of the person or persons conveying interest to
Grantee's name and mailing address – provide the name property is being conveyed.	of the person or persons to whom interest to
Property address - the physical address of the property b	eing 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 purcheing conveyed by the instrument offered for recording.	hase of the property, both real and personal,
Actual Value – If the property is not being sold, the true being conveyed by the instrument offered for record. The a licensed appraiser or the assessor's current market value.	is may be evidence by an appraisal conducted by
If no proof is provided and the value must be determined excluding current use valuation, of the property as determined responsibility of valuing property for property tax purpos penalized pursuant to <u>Code of Alabama 1975</u> , Section 40	nined by the local official charged with the
I attest to the best of my knowledge and belief that the in accurate. I further understand that any false statements c of the penalty indicated in Code of Alabama 1975, Section	laimed on this form may result in the imposition
Date 11-20-13	Print Mike T Atchison
Unattested (verified by)	Sign (Grantor/Grantee/Owner/Agent) circle one

20180213000046650 7/8 \$36.00 Shelby Cnty Judge of Probate, AL 02/13/2018 10:38:59 AM FILED/CERT 20131220000486570 3/3 \$71.50 Shelby Cnty Judge of Probate, AL 12/20/2013 11:27:25 AM FILED/CERT



20180213000046650 8/8 \$36.00 Shelby Cnty Judge of Probate: AL 02/13/2018 10:38:59 AM FILED/CERT

