

20200624000259360 1/9 \$46.00
Shelby Cnty Judge of Probate, AL
06/24/2020 01:45:34 PM FILED/CERT

*Certification
Of
Annexation Ordinance*

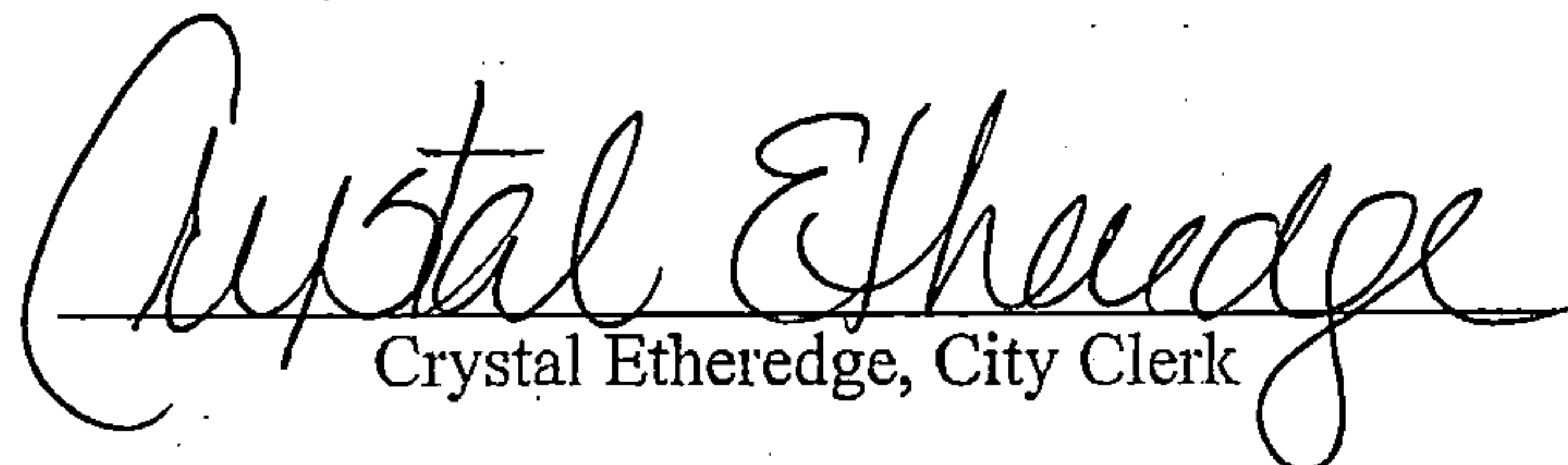
Ordinance Number: X-2020-06-16-832

Property Owner(s): Garrett & Brandy Carden

Property: Portion of Parcel ID #14 1 12 0 000 008.000

I, Crystal Etheredge, 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 June 16, 2020 and as same appears in minutes of record of said meeting, and published by posting copies thereof on June 17, 2020, at the public places listed below, which copies remained posted for five business days (through June 24, 2020).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043
Chelsea Public Library, Highway 280, Chelsea, Alabama 35043
City of Chelsea Website - www.cityofchelsea.com


Crystal Etheredge, City Clerk

City of Chelsea, Alabama

Ordinance Number: **X-2020-06-16-832**

Property Owner(s): **Garrett & Brandy Carden**

Property: **Portion of Parcel ID #14 1 12 0 000 008.000**

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 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; and

Whereas, even though said properties are located in an area where the police jurisdiction of Chelsea and the police jurisdiction of Pelham overlap, the said properties are less than equidistance from the respective corporate limits of Chelsea and Pelham (i.e., it is closer to the corporate limits of Chelsea than to the corporate limits of Pelham).

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.



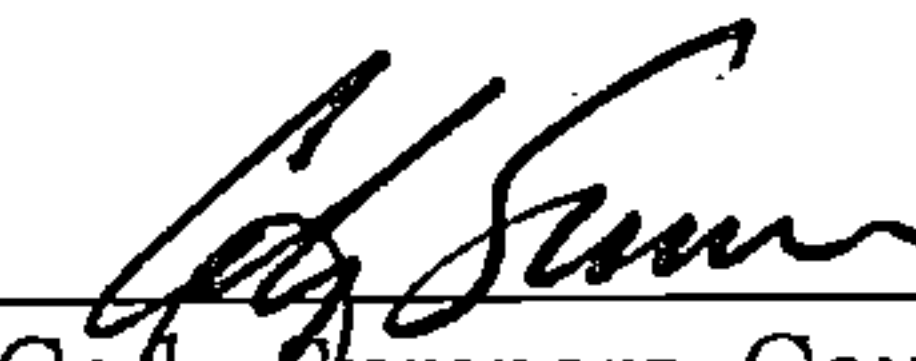
Tony Picklesimer, Mayor




Scott L. Weygand, Councilmember



Tiffany Bittner, Councilmember



Cody Sumners, Councilmember



Chris Grace, Councilmember

Casey Morris, Councilmember



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Petition Exhibit B

Ordinance Number: **X-2020-06-16-832**

Property Owner(s): **Garrett & Brandy Carden**

Property: **Portion of Parcel ID #14 1 12 0 000 008.000**

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 #20150721000247030, 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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Carden
Exhibit 1-D

A part of the Property described in Inst. # 20050328000139900;

A part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, AL and particularly described as follows:

Begin at the SW Corner, of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, AL; thence N $01^{\circ}28'50''$ W a distance of 443.73 feet; thence S $89^{\circ}36'39''$ E a distance of 49.12 feet; thence S $01^{\circ}29'59''$ E a distance of 443.75 feet; thence N $89^{\circ}35'43''$ W a distance of 49.26 feet to the point of beginning.

Said Parcel contains an area of 21,815.61 SF, or 0.501 acres more or less.



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*PETITION FOR ANNEXATION
CITY OF CHELSEA, ALABAMA*

The undersigned owner(s) of the property described below, which is described in the attached "Exhibit A" and is contiguous to the corporate limits of Chelsea, Alabama, do hereby petition the town of Chelsea to annex said property into the corporate limits of the municipality.

Name of Land Owner(s): Garrett & Brandy Carden

Property Address: 351 Brasher Rd.

Home Address City/State/Zip Code: Chelsea, AL 35043

Telephone Number(s) (205) 294-0603

Parcel ID Number 14 1 12 0 000 008.000
(As listed on property tax notice)

Number of registered voters residing at this Parcel 2

SIGNATURE OF PROPERTY OWNER(S)

(All owners listed on the deed must sign)

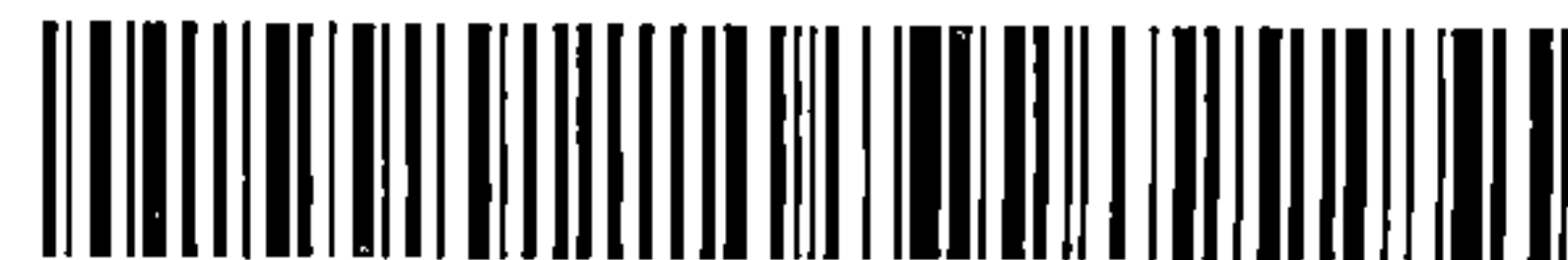
B. Carden

05-05-2020
Date

Brandy Carden

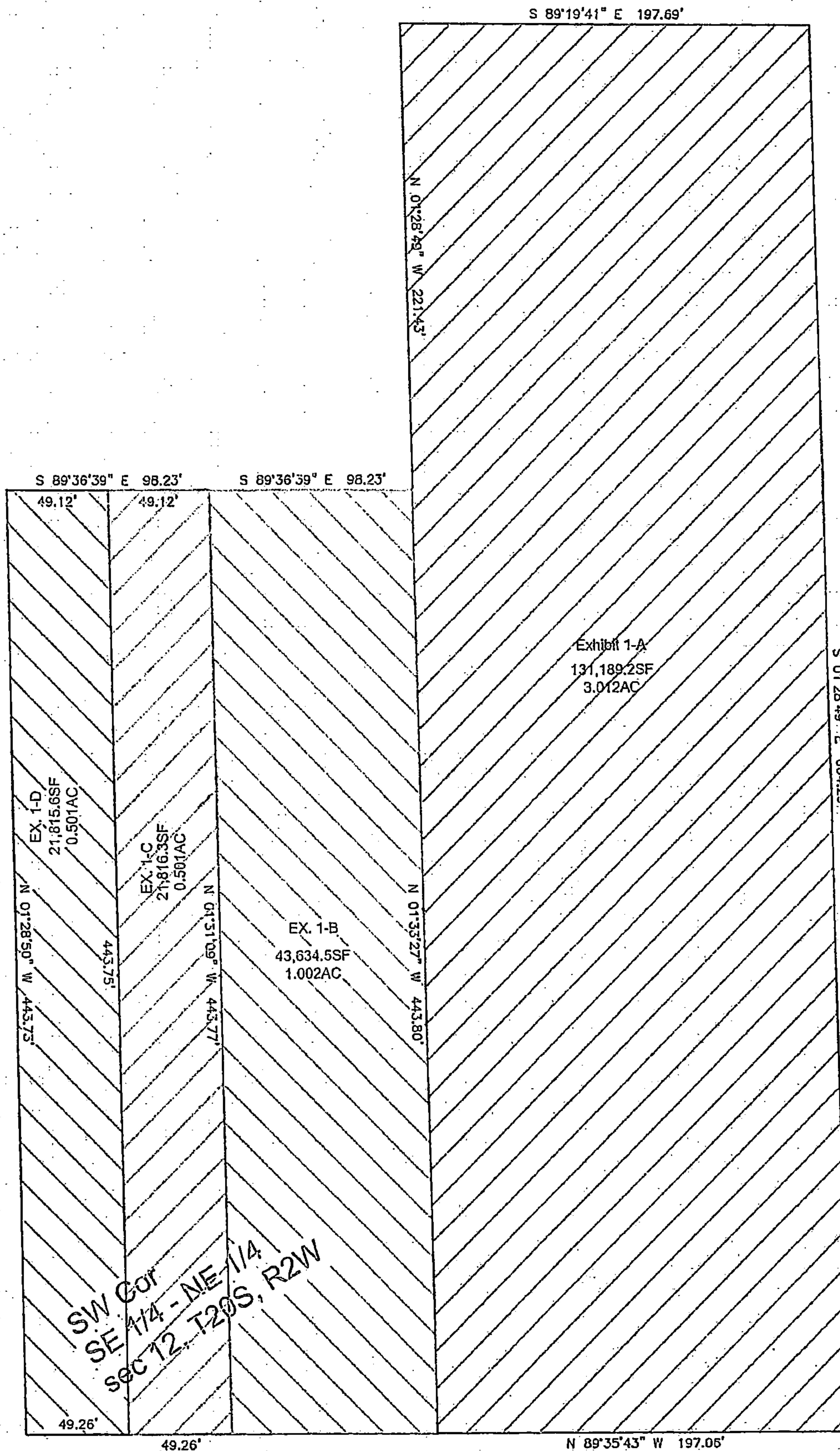
05-05-2020
Date

Date



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PLEASE RETURN COMPLETED PETITION TO THE CITY CLERK AT
CHELSEA CITY HALL, OR MAIL TO:
Crystal Etheredge, City Clerk • P.O. BOX 111 • CHELSEA, AL 35043
Phone 205-678-8455, Ext. #3



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Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Eighty Two Thousand Dollars (\$82,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, LADON D. HARTZOG AND BETTY S. HARTZOG, husband and wife (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto GARRETT N. CARDEN AND BRANDY CARDEN (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the southwest corner of the southeast quarter of the northeast quarter of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence North 01 deg. 28 min. 50 sec. West along the West line of said quarter-quarter section a distance of 443.73 feet to a found rebar corner; thence run South 89 deg. 36 min. 39 sec. East a distance of 196.46 feet to a set rebar corner in the edge of a chert driveway; thence run North 01 deg. 28 min. 49 sec. West a distance of 221.43 feet to an unset corner in a small pond or lake; thence run South 89 deg. 19 min. 41 sec. East a distance of 197.69 feet to a set rebar corner; thence run South 01 deg. 28 min. 49 sec. East a distance of 664.29 feet to a found 1" crimped pipe corner on the south line of said quarter-quarter section; thence run North 89 deg. 35 min. 45 sec. West along said quarter-quarter line a distance of 394.12 feet to the point of beginning.

BEING the same property conveyed to Ladon D. Hartzog and Betty S. Hartzog from Lisa L. Albright and Richard M. Brasher a/k/a/ R. M. Brasher, by deed dated March 21, 2005, and recorded in Inst. # 20050328000139900, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Chelsea, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. Rights of others in and to use the easement as set out in Book 333, page 546, in the Probate Office of Shelby County, Alabama.
2. Encroachments of fences onto and off of the land as shown on survey of Lawrence D. Weygand dated March 7, 2005.

\$ 83,763.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.



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To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 16th day of July, 2015.

WITNESS

Ladon D. Hartzog {L.S.}
Ladon D. Hartzog

WITNESS

Betty S. Hartzog {L.S.}
Betty S. Hartzog

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that Ladon D. Hartzog and Betty S. Hartzog, whose names 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 seal this 16th day of July, 2015.

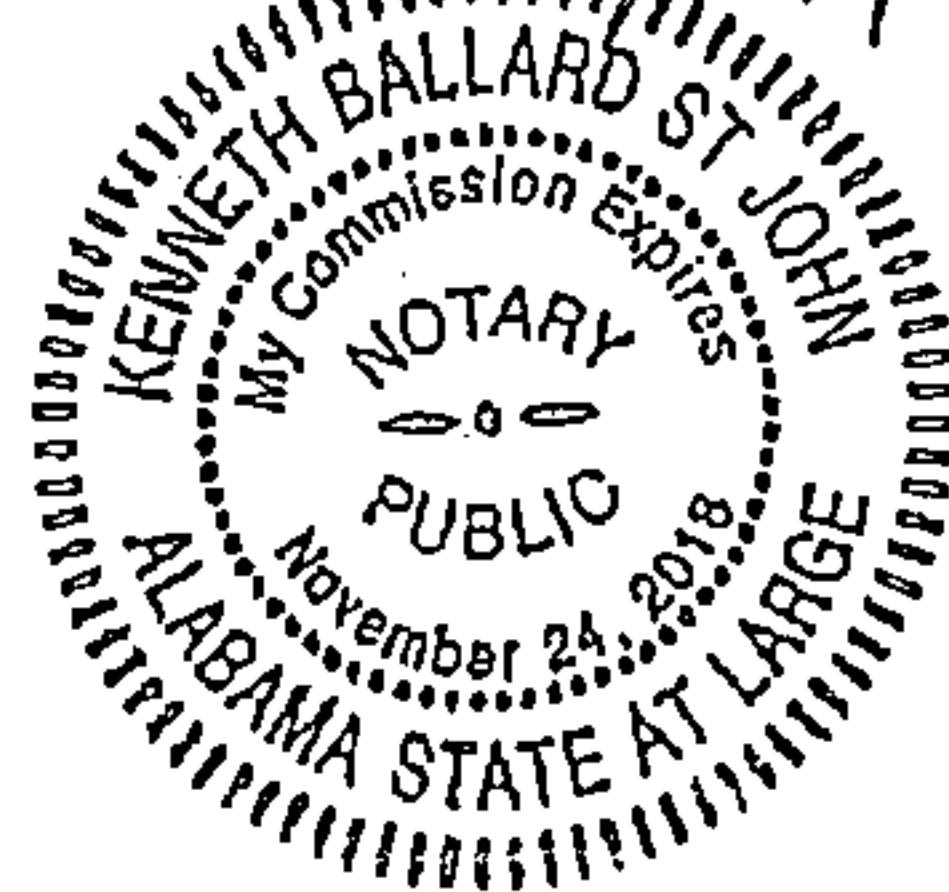
Kenneth Ballard
Notary Public
My commission expires 11/24/2018

GRANTEES' MAILING ADDRESS:

351 Brasher Road
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-06-4711



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Real Estate Sales Validation Form

20150721000247030 3/3 \$21.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Ladon D. Hartzog and Betty S. Hartzog
19 Edgefield Rd
Clayton, AL 36016

Grantee's Name
Mailing Address

Garrett N. Carden
351 Brasher Rd.
Chelsea, AL 35043

Property Address 351 Brasher Road
Chelsea, AL 35043

Date of Sale 7/16/15
Total Purchase Price \$82,000.00

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 evidenced: (check one) (Recordation of documentary evidence is not required)

___ Bill of Sale

___ Appraisal

___ Sales Contract

___ Other

XXX 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 7/16/15

___ Unattested

Print: Ladon D. Hartzog

Sign

(Grantor/Grantee/Owner/Agent) circle one

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