



20201207000559220 1/9 \$46.00
Shelby Cnty Judge of Probate, AL
12/07/2020 03:22:59 PM FILED/CERT

Certification Of Annexation Ordinance

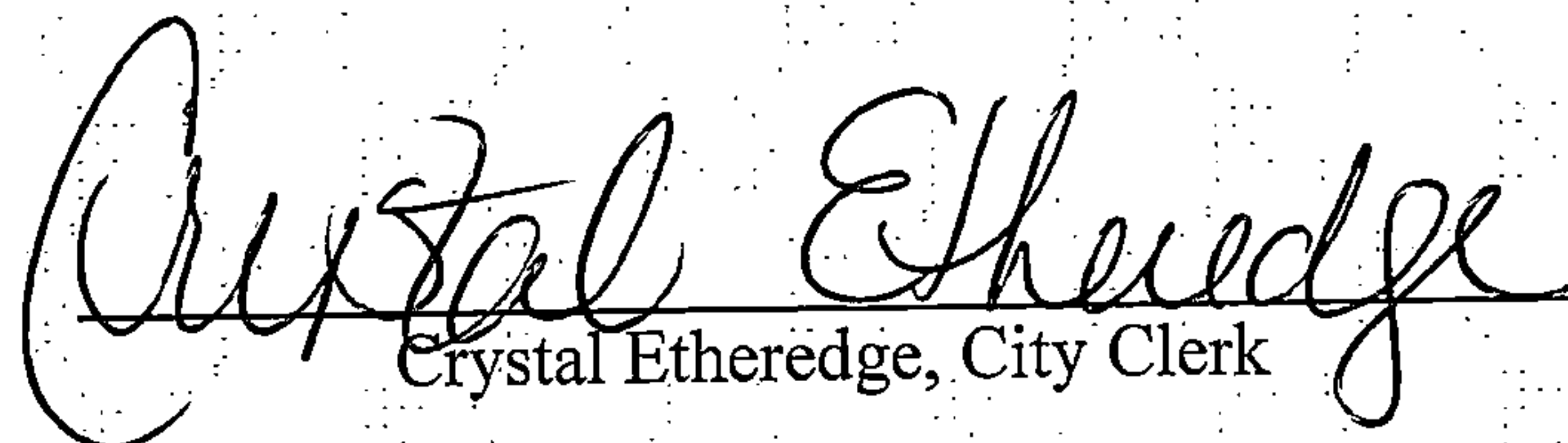
Ordinance Number: **X-2020-10-06-841**

Property Owner(s): **David & Tonya Willingham**

Property: **Parcel ID #16 4 19 1 001 003.000**

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 October 6, 2020 and as same appears in minutes of record of said meeting, and published by posting copies thereof on October 7, 2020, at the public places listed below, which copies remained posted for five business days (through October 14, 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-2020-10-06-841

Property Owner(s): David & Tonya Willingham

Property: Parcel ID #16 4 19 1 001 003.000

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

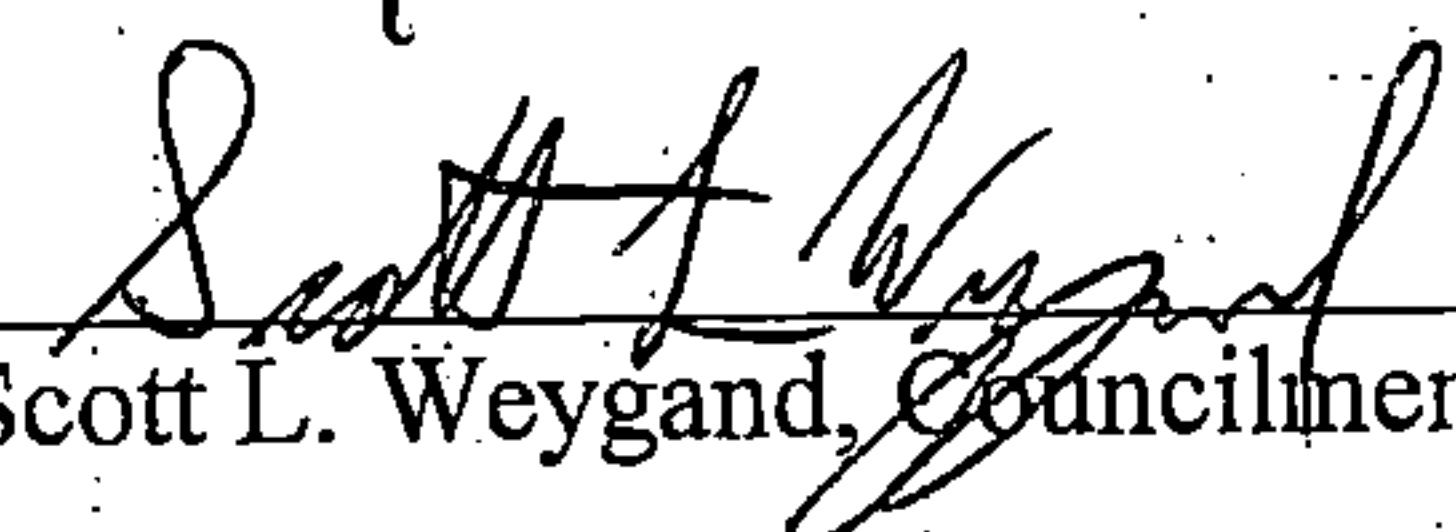
Whereas, said property is contiguous to the corporate limits of Chelsea; or is a part of a group of properties submitted at the same time for annexation; which together is contiguous to the corporate limits of Chelsea;

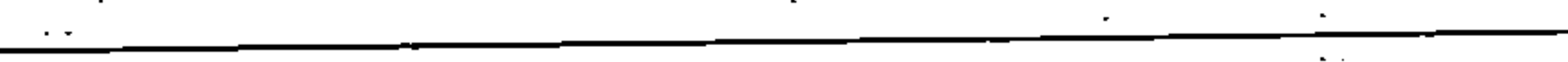
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality


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

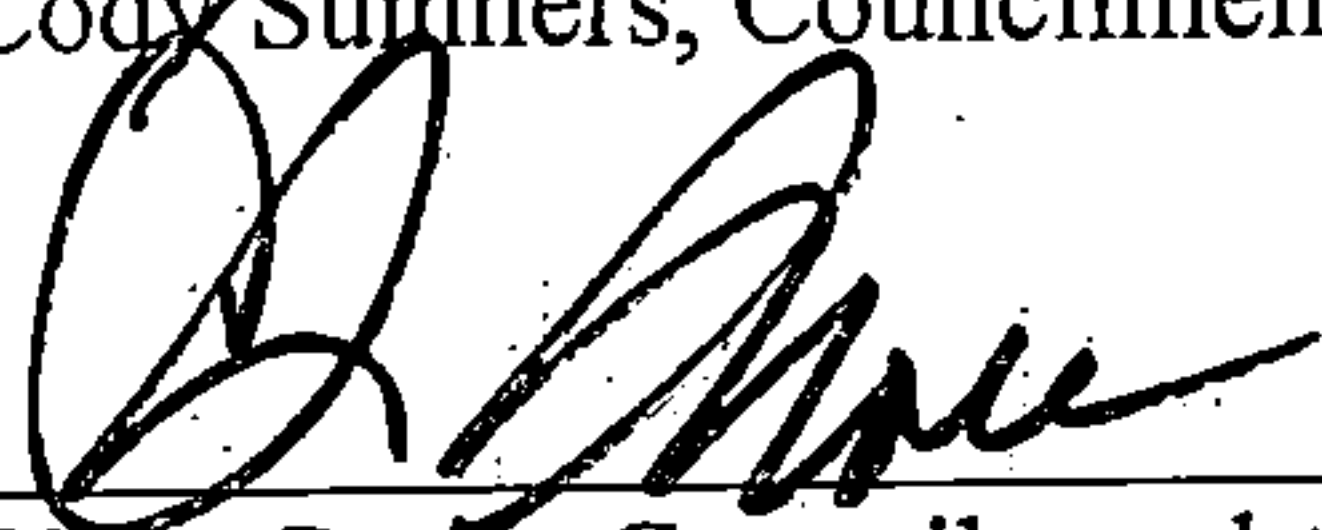
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

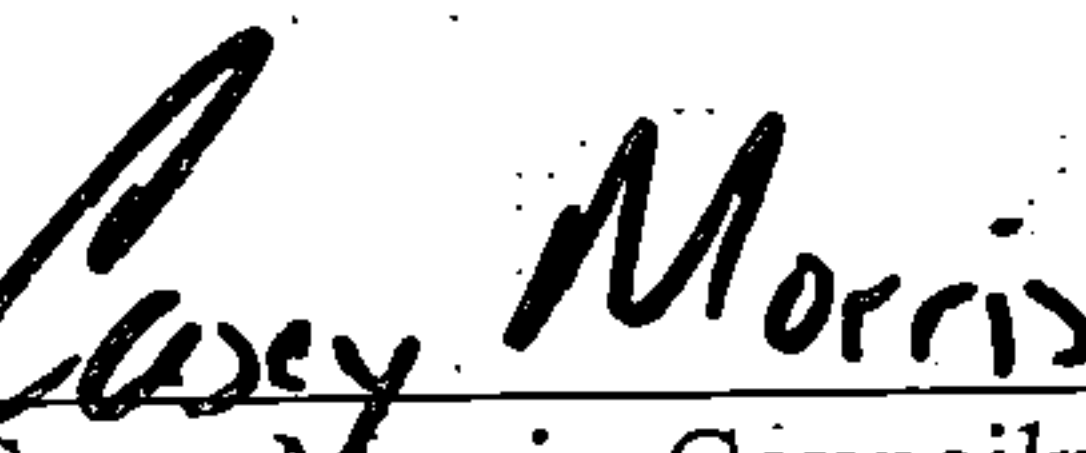

Tony Picklesimer, Mayor


Scott L. Weygand, Councilmember


Tiffany Bittner, Councilmember


Cody Sumners, Councilmember


Chris Grace, Councilmember


Casey Morris, Councilmember



20201207000559220 2/9 \$46.00
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Petition Exhibit B

Ordinance Number: **X-2020-10-06-841**

Property Owner(s): **David & Tonya Willingham**

Property: **Parcel ID #16 4 19 1 001 003.000**

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 #20130710000282100, 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) and as described in the legal description (Petition Exhibit D). 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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Exhibit D
Willingham - ROW

STATE OF ALABAMA
COUNTY OF SHELBY

A part of the SW¼ of the NE¼ of Section 19, Township 20 South, Range 1 East, Shelby County Alabama, and a part of Tax Parcel 16-4-19-1-001-003.000 described as follows:

Begin at the SE Corner of the Lot 30, according to the Map of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, page 150, in the Office of the Judge of Probate for Shelby County, AL; **thence S 82° 30' 42" E along the south boundary of Said 1st Sector, a distance of 90.27 feet to the point on a curve turning to the right with a radius of 50.00', with a chord bearing of N 86° 41' 52" W, with a chord length of 89.43', thence along the arc of said curve for a distance of 203.48'; thence N 01° 55' 20" W a distance of 6.62 feet to the point of beginning;**

Said parcel having an area of 6382.20 square feet, or 0.147 acres more or less.



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11611 CHELSEA ROAD
PO BOX 111
CHELSEA, ALABAMA 35013
205-878-8455

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FOR REVIEW
ONLY

09/05/20

[illegible]

DETAILS

PROJECT:
Chelsea Ridge Estates
Location:
Chelsea, Alabama

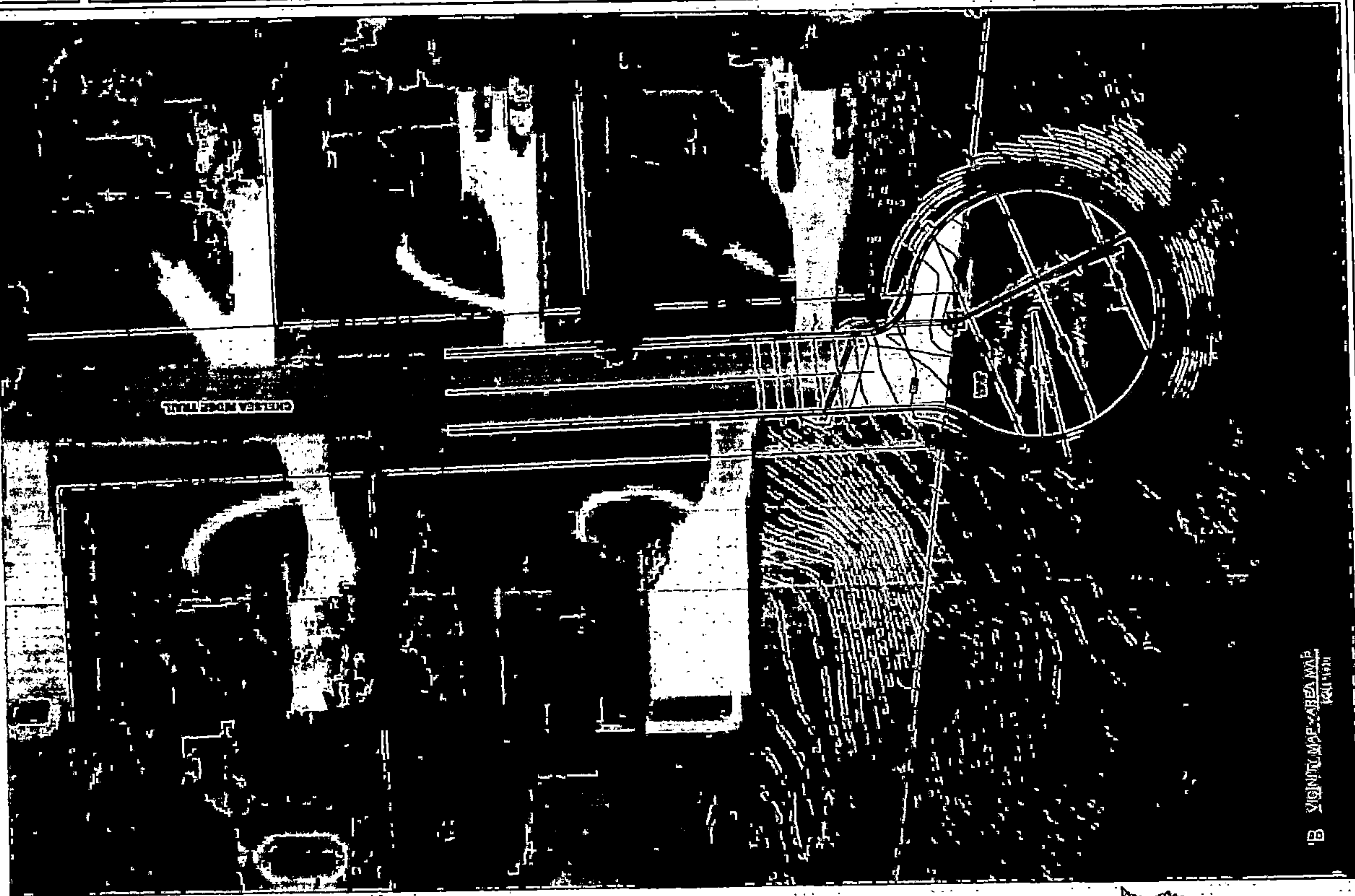
HagerCo-LLC

kalthhager@icloud.com
Kath L. Hager, PE
1025 MONTGOMERY
HIGHWAY, S 110
Birmingham, AL 36210
Direct: 205.829.1738

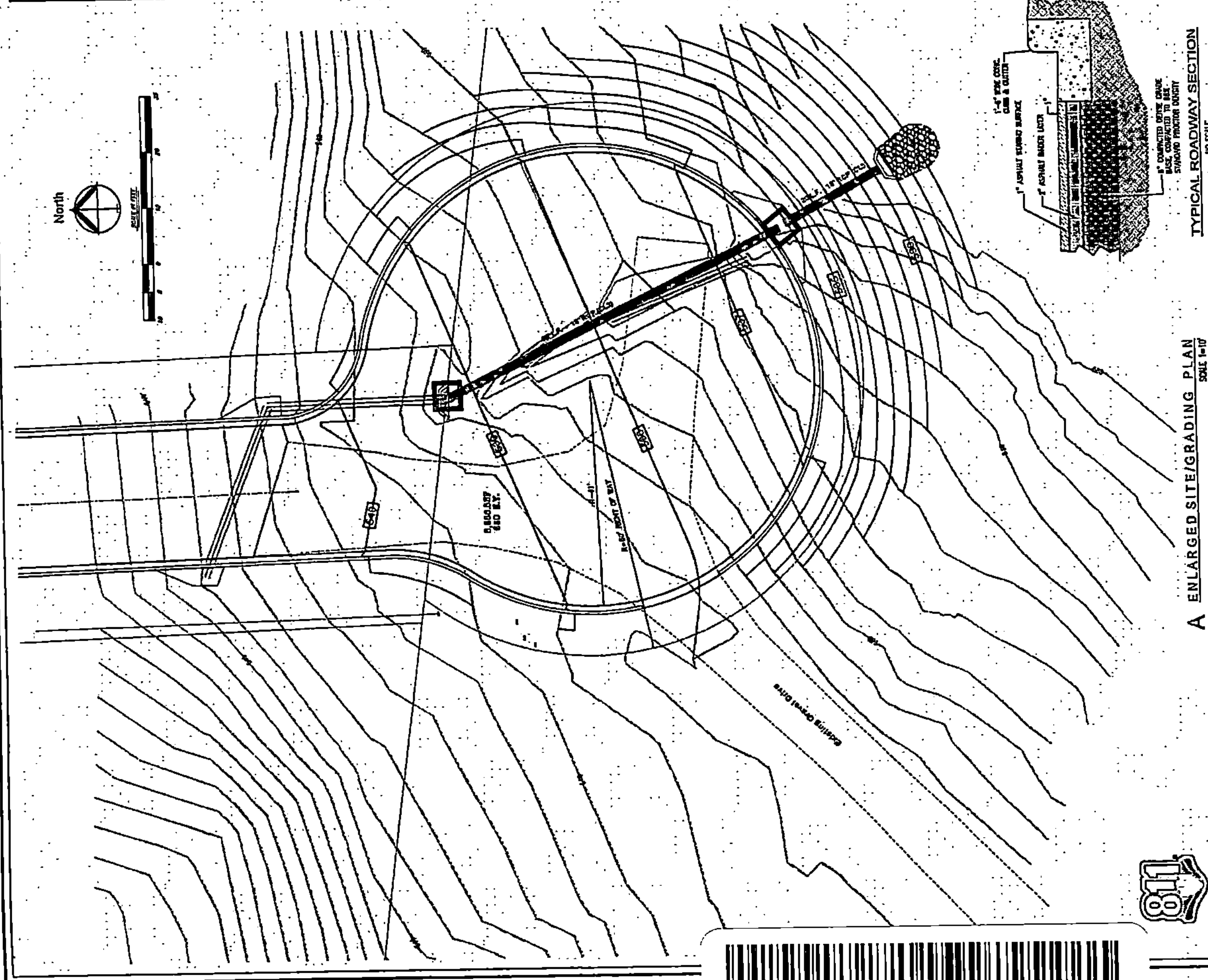
Proposed Roadway Improvements

01.0

Sheet 1 of 1



B VICINITY MAP - AREA MAP



TYPICAL ROADWAY SECTION

ENLARGED SITE/GRADING PLAN

**Know what's below.
Call before you dig.**



20201207000559220 5/9 \$46.00
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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): DAVID WILLIHAM & Tonya Willingham

Property Address: 3085 CHELSEA RIDGE TRAIL

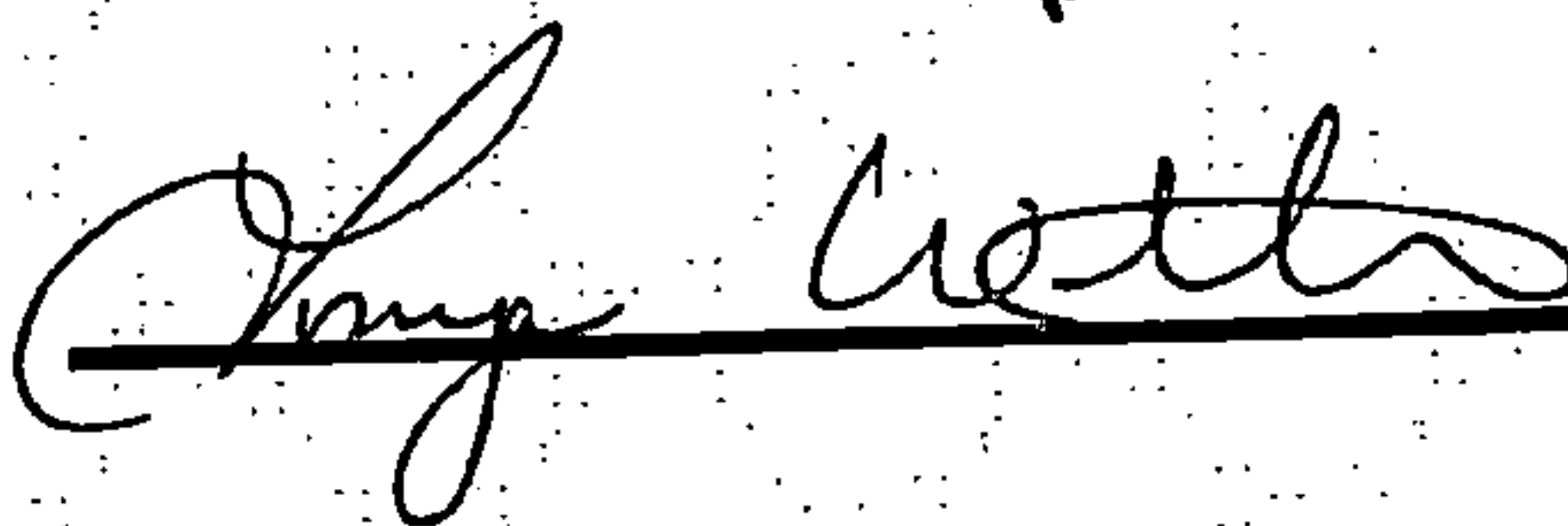
Home Address City/State/Zip Code: SAME

Telephone Number(s) _____

Parcel ID Number PART OF 16-4-19-1-001-003.000
(As listed on property tax notice)

Number of registered voters residing at this Parcel 0

SIGNATURE OF PROPERTY OWNER(S)
(All owners listed on the deed must sign)



9/28/2020
Date



9-28-2020
Date

Date



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Shelby Cnty Judge of Probate, AL
12/07/2020 03:22:59 PM FILED/CERT

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

Real Estate Sales Validation Form

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

Grantor's Name Kathy Joseph
Mailing Address Hwy 49
Columbiana AL
35051

Grantee's Name David Willingham
Mailing Address 3085 Chelsea Ridge Tr
Columbiana AL
35051

Property Address Hwy 49

Date of Sale 6-28-13
Total Purchase Price \$ 240,000.00
Or
Actual Value \$ _____
Or
Assessors 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 28 June 13

Unattested
(verified by)

Print David Willingham
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20130710000282100 3/3 \$258.00
Shelby Cnty Judge of Probate, AL
07/10/2013 03:19:37 PM FILED/CERT

20201207000559220 7/9 \$46.00
Shelby Cnty Judge of Probate, AL
12/07/2020 03:22:59 PM FILED/CERT

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

Send Tax Notice To: David D Willingham
3085 Chelsea Ridge Trail
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



20201207000559220 8/9 \$46.00
Shelby Cnty Judge of Probate, AL
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That in consideration of Two Hundred Forty Thousand dollars and Zero cents (\$240,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kathy Joseph, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto David D Willingham and Tonya P Willingham (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED 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.

\$0.00 of 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, I have hereunto set my hand and seal, this 28th day of June, 2013.

(Seal)

Kathy Joseph
Kathy Joseph

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy Joseph 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2013.

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

20130710000282100 1/3 \$258.00
Shelby Cnty Judge of Probate, AL
07/10/2013 03:19:37 PM FILED/CERT

Shelby County, AL 07/10/2013
State of Alabama
Deed Tax: \$240.00

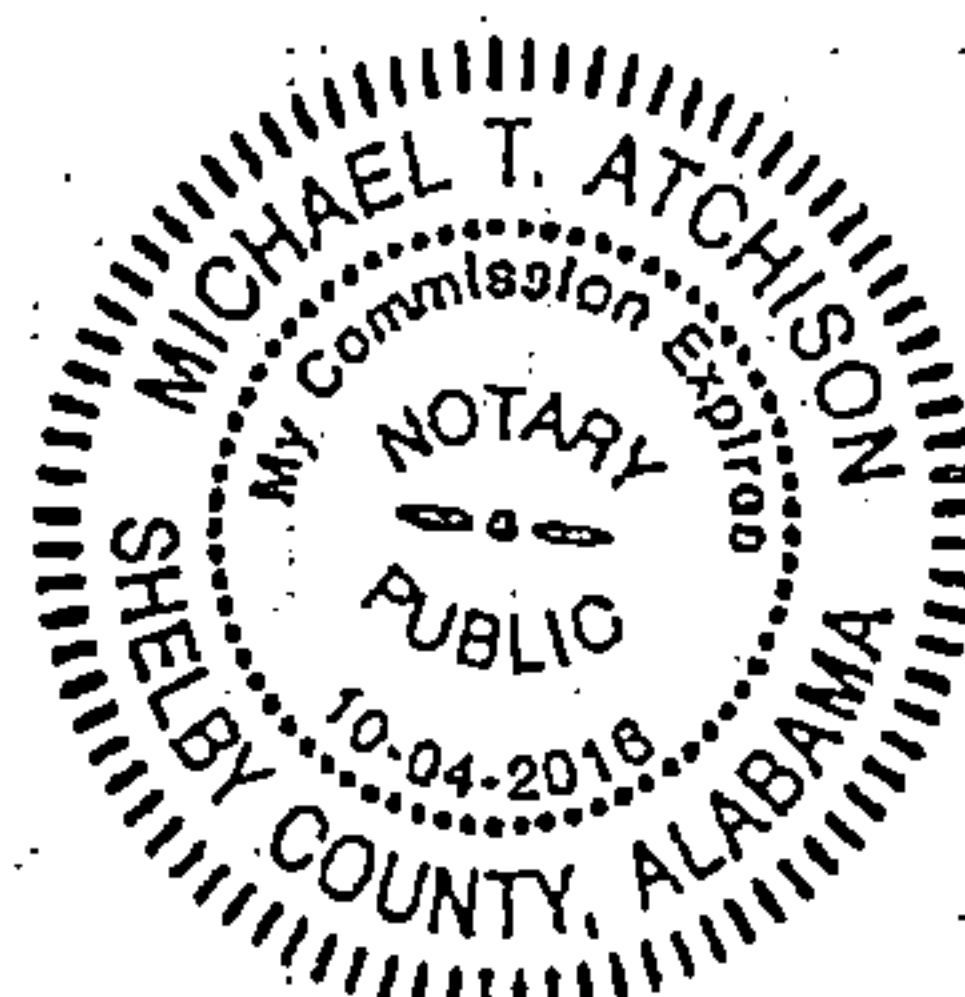




EXHIBIT A
LEGAL DESCRIPTION

That part of the West 1/2 of the NE 1/4 of Section 19, Township 20 South, Range 1 East described as follows: Commence at the Northeast corner of NW 1/4 of NE 1/4 and run South 1017.25 feet to the point of beginning which is the Southeast corner of Lot 92 of Chelsea Ridge Estates, as recorded in Map Book 35, page 150; thence continue South 1570 feet to the Southeast corner of the SW 1/4 of NE 1/4 of said Section 19; thence run West along the South line of said 1/4-1/4 a distance of 1326 feet to the SW corner of said 1/4-1/4; thence turn North along the West line of said 1/4-1/4 a distance of 1429.89 feet to the South line of said Chelsea Ridge Estates; thence run in a northeasterly direction along the Southeasterly line of said Chelsea Ridge Estates a distance of 568.15 feet to a point; thence run in a Southeasterly direction along the Southwesterly line of said Chelsea Ridge Estates a distance of 612.28 feet, more or less to the Point of Beginning.

Together with rights of ingress, egress and utilities as set out in reservations contained in Inst. #20040326000156050, in the Probate Office of Shelby County, Alabama.


20130710000282100 2/3 \$258.00
Shelby Cnty Judge of Probate, AL
07/16/2013 03:19:37 PM FILED/CERT


20201207000559220 9/9 \$46.00
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