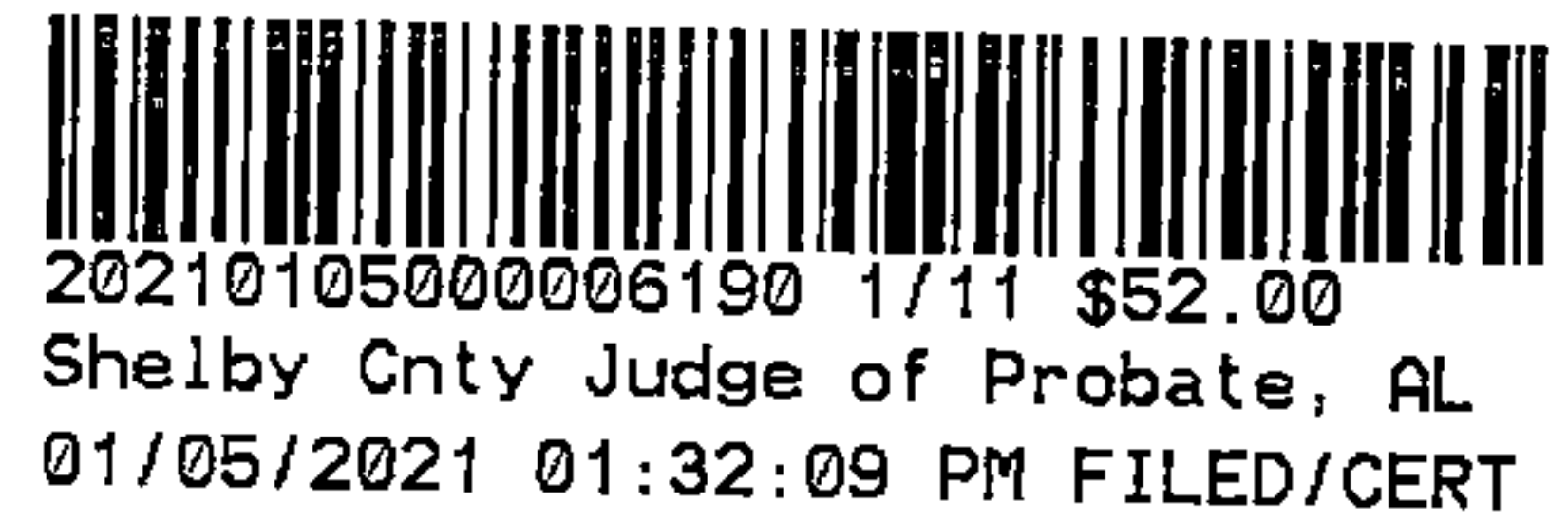


*Certification
Of
Annexation Ordinance*



Ordinance Number: **X-2020-12-01-846**

Property Owner(s): **Brett & Karen Ferrel**

Property: **Parcel ID #09 6 24 0 001 009.001**

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 December 1, 2020 and as same appears in minutes of record of said meeting, and published by posting copies thereof on December 2, 2020, at the public places listed below, which copies remained posted for five business days (through December 9, 2020).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043

U.S. Post Office, Highway 280, Chelsea, Alabama 35043

Chelsea Community Center, 11101 Chelsea Road, 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-2020-12-01-846**

Property Owner(s): **Brett & Karen Ferrel**

Property: **Parcel ID #09 6 24 0 001 009.001**

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

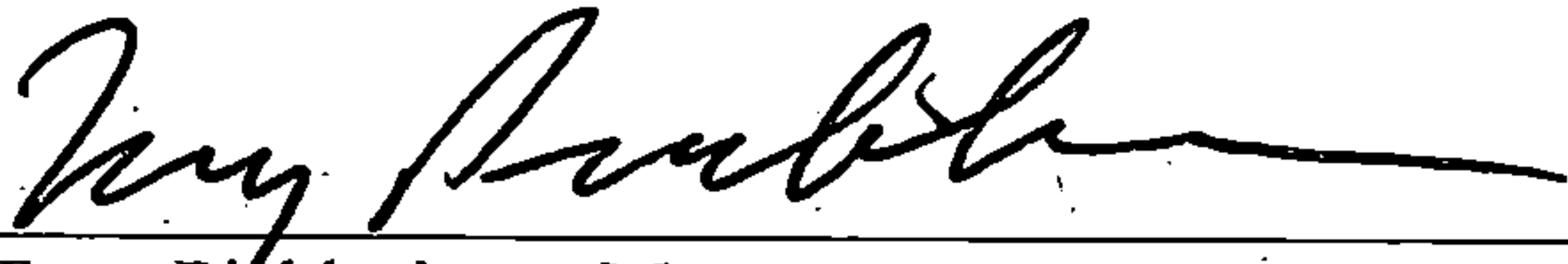
Whereas, said petition contains (as Petition Exhibit B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

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 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.



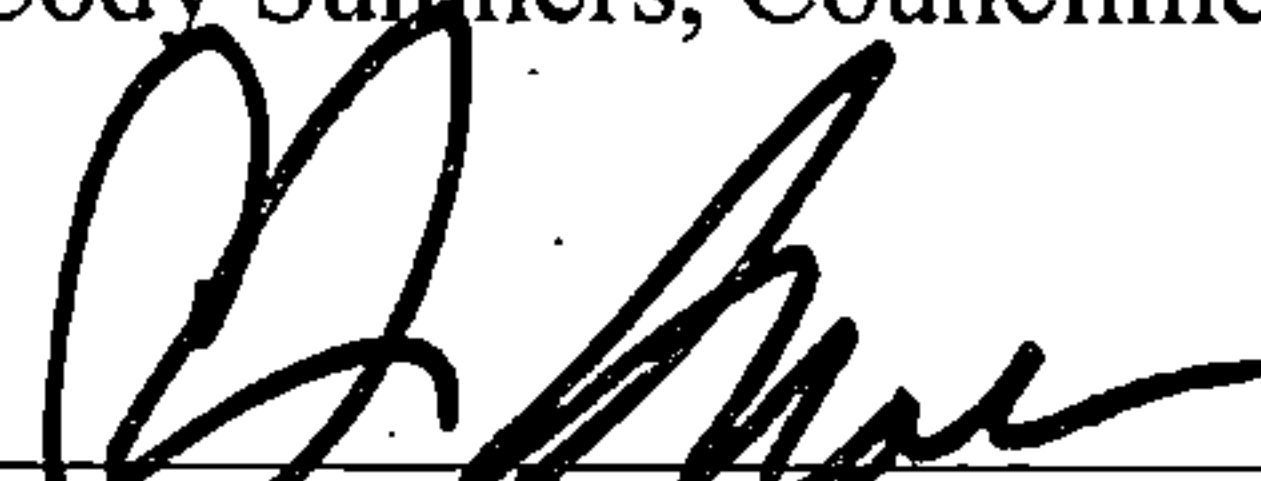
Tony Picklesimer, Mayor

Scott L. Weygand, Councilmember



Tiffany Bittner, Councilmember

Cody Sumners, Councilmember



Chris Grace, Councilmember



Casey Morris, Councilmember



20210105000006190 2/11 \$52.00
Shelby Cnty Judge of Probate, AL
01/05/2021 01:32:09 PM FILED/CERT

Petition Exhibit B

Ordinance Number: **X-2020-12-01-846**

Property Owner(s): **Brett & Karen Ferrel**

Property: **Parcel ID #09 6 24 0 001 009.001**

Property Description

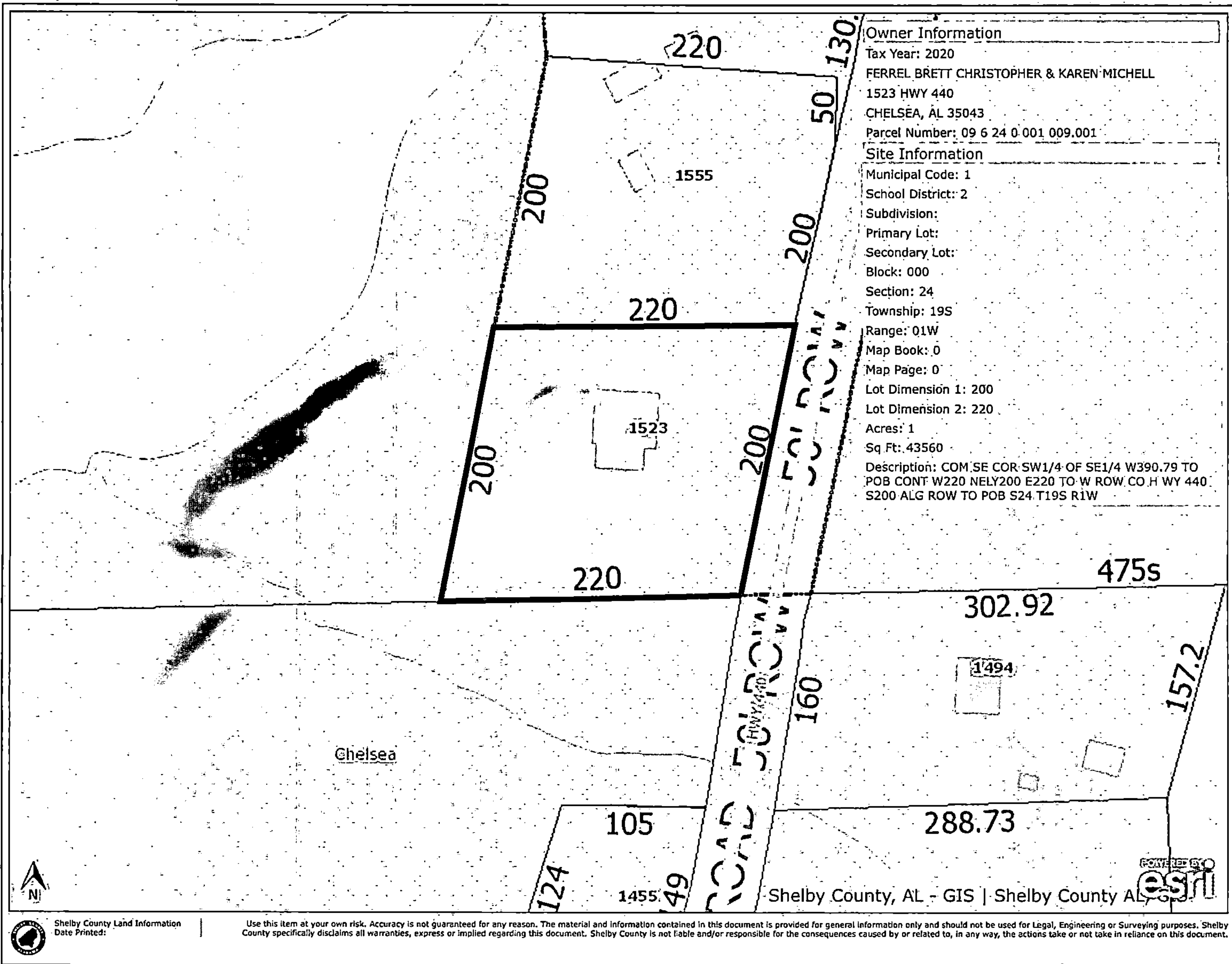
The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B), recorded in Instrument #20111003000292280, and is filed with the Shelby County Probate Judge.

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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Shelby Cnty Judge of Probate, AL
01/05/2021 01:32:09 PM FILED/CERT



Owner Information
Tax Year: 2020
FERREL BRETT CHRISTOPHER & KAREN MICHELL
1523 HWY 440
CHELSEA, AL 35043
Parcel Number: 09 6 24 0 001 009.001

Site Information
Municipal Code: 1
School District: 2
Subdivision:
Primary Lot:
Secondary Lot:
Block: 000
Section: 24
Township: 19S
Range: 01W
Map Book: 0
Map Page: 0
Lot Dimension 1: 200
Lot Dimension 2: 220
Acres: 1
Sq Ft: 43560
Description: COM SE COR SW 1/4 OF SE 1/4 W 390.79 TO
POB CONT W 220 NELY 200 E 220 TO W ROW CO H WY 440
S 200 ALG ROW TO POB S 24 T 19S R 1W

20210105000006190 4/11 \$52.00
Shelby Cnty Judge of Probate, AL
01/05/2021 01:32:09 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Brett Christopher Ferrel
Karen Michelle Ferrel
1523 Hwy 440
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty thousand and 00/100 Dollars (\$160,000.00) to the undersigned, Fannie Mae a/k/a Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Brett Christopher Ferrel, and Karen Michelle Ferrel, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 19 South, Range 1 West, and run Westerly along the South boundary line of said Section 24, a distance of 390.79 feet to the point of beginning at a point on the Westernmost right of way line of County Highway No. 440; thence continue along said South boundary line a distance of 220.0 feet to a point; thence turn an angle of 101 degrees 53 minutes 44 seconds to the right and run Northeasterly a distance of 200.0 feet to a point; thence turn an angle of 78 degrees 06 minutes 16 seconds to the right and run Easterly a distance of 220.0 feet to a point on the Westernmost right of way line of County Highway No. 440; thence turn an angle of 101 degrees 53 minutes 44 seconds to the right and run Southwesterly along said right of way line a distance of 200.0 feet to the point of beginning; being situated and lying in the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Mineral and mining rights.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20110517000147410, in the Probate Office of Shelby County, Alabama.

\$ 165,796 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 thereby 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.




20111003000292280 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/03/2011 01:58:17 PM FILED/CERT


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Shelby Cnty Judge of Probate, AL
01/05/2021 01:32:09 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of September, 2011.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, a corporation, 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 21st day of September, 2011.

Patricia Bittle Beales

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-002121

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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2011003000292280 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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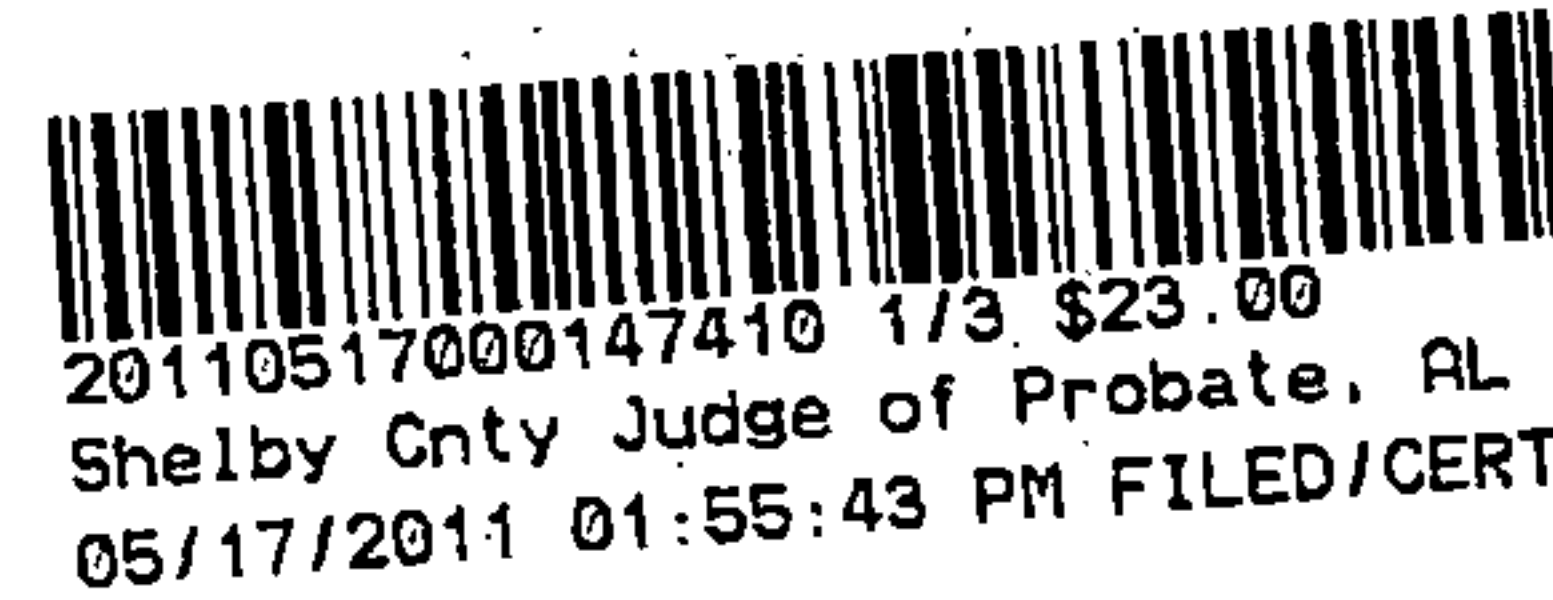
20210105000006190 6/11 \$52.00
Shelby Cnty Judge of Probate, AL
01/05/2021 01:32:09 PM FILED/CERT

SEND TAX NOTICE TO:
Bank of America
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024

CM #: 211085

STATE OF ALABAMA)

COUNTY OF SHELBY)



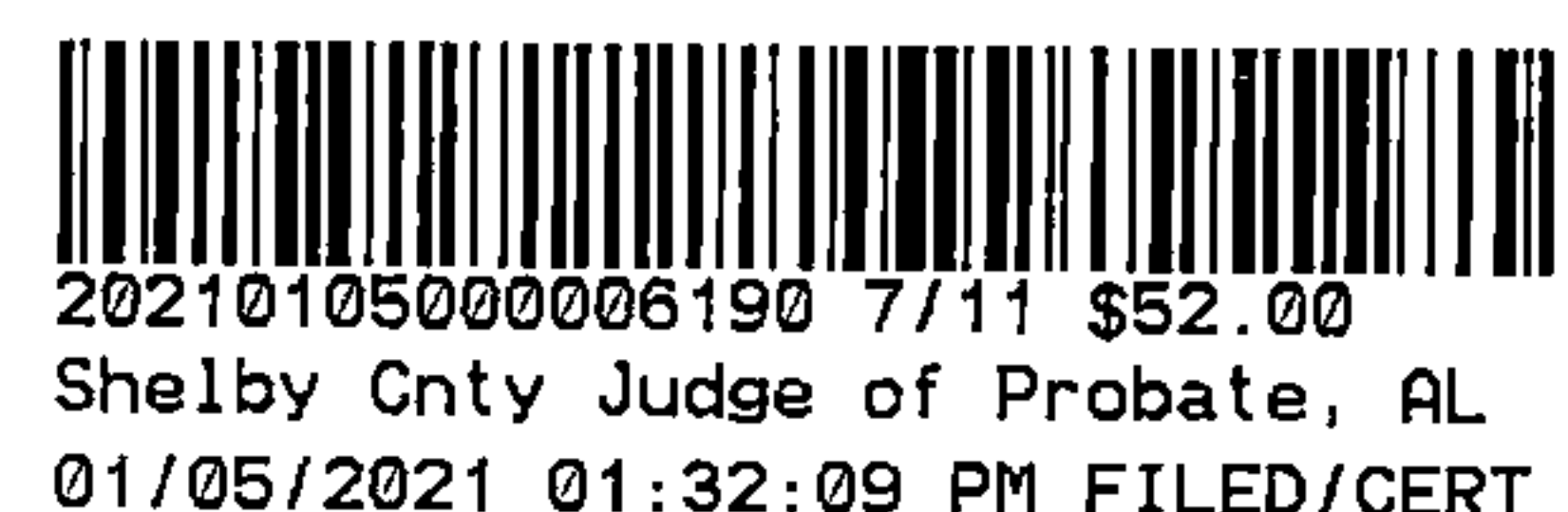
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of January, 2007, Charles V. Johnson and wife, Deborah L. Johnson, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Castle Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070207000058420, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20110411000111100, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said BAC Home Loans Servicing, L.P. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said



mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 13, 2011, April 20, 2011, and April 27, 2011; and

WHEREAS, on May 2, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and BAC Home Loans Servicing, L.P. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said BAC Home Loans Servicing, L.P.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Two Hundred Thirty-One Thousand Nine Hundred Ninety-Two And 72/100 Dollars (\$231,992.72) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, L.P., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 19 South, Range 1 West, and run Westerly along the South boundary line of said Section 24, a distance of 390.79 feet to the point of beginning at a point on the Westernmost right of way line of County Highway No. 440; thence continue along said South boundary line a distance of 220.0 feet to a point; thence turn an angle of 101 degrees 53 minutes 44 seconds to the right and run Northeasterly a distance of 200.0 feet to a point; thence turn an angle of 78 degrees 06 minutes 16 seconds to the right and run Easterly a distance of 220.0 feet to a point on the Westernmost right of way line of County Highway No. 440; thence turn an angle of 101 degrees 53 minutes 44 seconds to the right and run Southwesterly along said right of way line a distance of 200.0 feet to the point of beginning; being situated and lying in the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the



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Shelby Cnty Judge of Probate, AL
05/17/2011 01:55:43 PM FILED/CERT

laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, BAC Home Loans Servicing, L.P., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee.

BAC Home Loans Servicing, L.P.

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for BAC Home Loans Servicing, L.P., 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this 4th day of May, 2011

Donita LaShae Reese
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 11, 2012

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

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Shelby Cnty Judge of Probate, AL
01/05/2021 01:32:09 PM FILED/CERT



Crystal Etheredge

From: Scott Weygand
Sent: Thursday, November 12, 2020 9:37 AM
To: Crystal Etheredge
Subject: Fwd: [SPAM??] Re: Chelsea Petition for Annexation - Brett Ferrel

Sent from my iPhone

Begin forwarded message:

From: Brett Ferrel <noreply@jotform.com>
Date: November 12, 2020 at 9:31:27 AM CST
To: Scott Weygand <sweygand@cityofchelsea.com>
Subject: [SPAM??] Re: Chelsea Petition for Annexation - Brett Ferrel
Reply-To: brettcf@outlook.com

Chelsea Petition for Annexation

Name Brett Ferrel
Email brettcf@outlook.com
Address Street Address: 1523
Street Address Line 2: Highway 440
City: Cheslea
State / Province: AL
Postal / Zip Code: 35043

Parcel ID#
(enter
"unknown" 09 6 24 0 001 009.001
if ID is not
available)

Phone
Number (205) 335-8388
(Day)

Phone
Number (205) 335-8388
(Evening)


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Shelby Cnty Judge of Probate, AL
01/05/2021 01:32:09 PM FILED/CERT

Owner
Signature



Signed on
this date:

11-12-2020

Why do
you want
to annex
into the
city of
Chelsea?

- * Vote in Chelsea City Elections
- * Know your local leaders
- * Weekly trash pickup
- * Bi-Weekly recycle pickup
- * Bulk Trash Pickup, 4 times per year
- * Eligible to serve on boards within the City (planning and zoning, library, tree commission...)

Name

Karen Ferrel

Email

michellekferrel@gmail.com

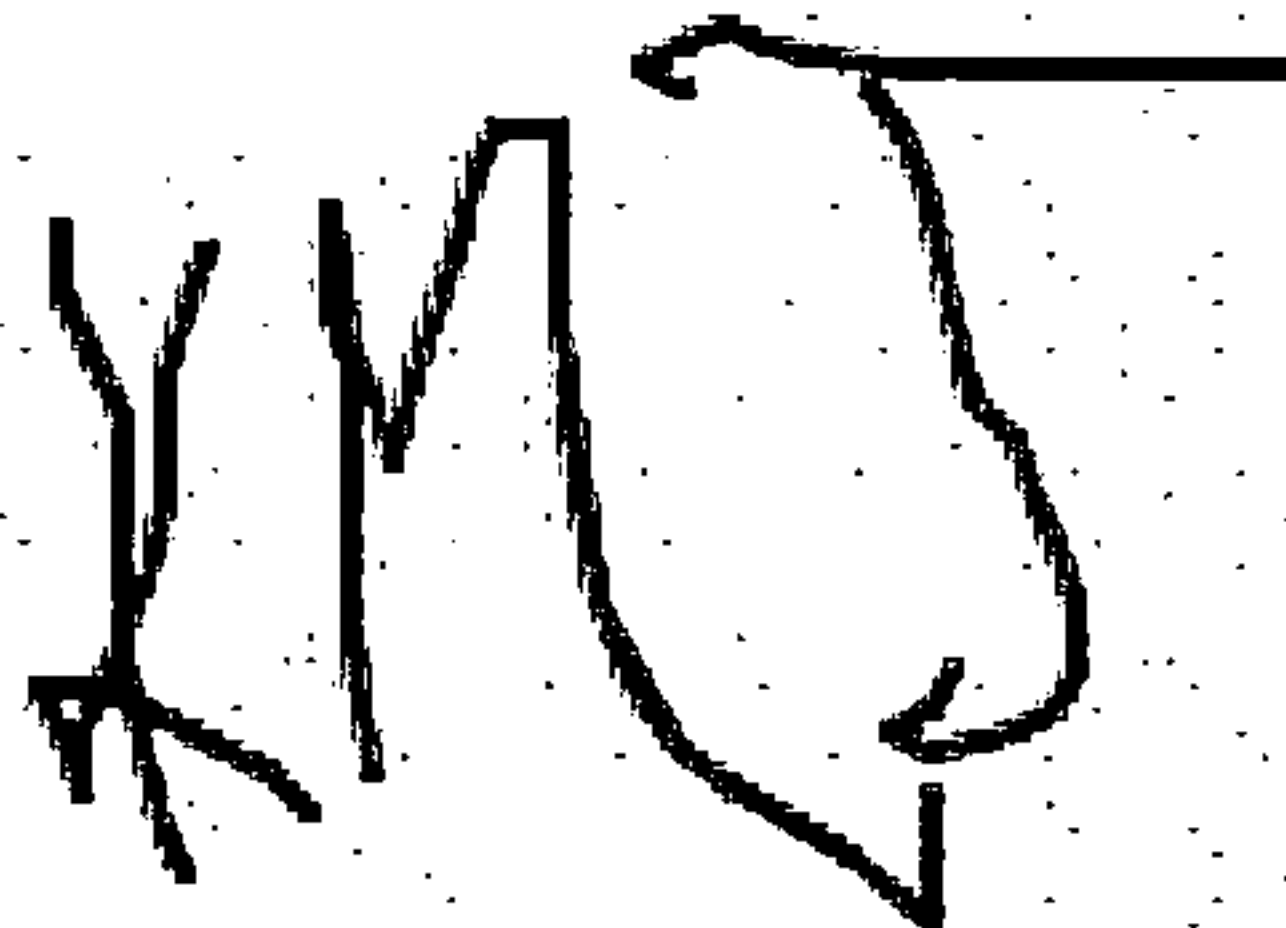
Address

Street Address: 1523 Highway 440
City: Chelsea
State / Province: Alabama
Postal / Zip Code: 35043

Phone
Number
(Day)

(205) 2018956

Owner
Signature



Signed on
this date:

11-12-2020



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01/05/2021 01:32:09 PM FILED/CERT