



20210122000035990 1/10 \$49.00
Shelby Cnty Judge of Probate, AL
01/22/2021 11:16:37 AM FILED/CERT

*Certification
Of
Annexation Ordinance*

Ordinance Number: **X-2021-01-18-878**

Property Owner(s): **Kendall & Pamela Coupland**

Property: **Parcel ID #15 7 36 0 000 002.002**

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 a special called council meeting held on January 18th, 2021 and as same appears in minutes of record of said meeting, and published by posting copies thereof on January 19th, 2021, at the public places listed below, which copies remained posted for five business days (through January 27th, 2021).

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-2021-01-18-878**

Property Owner(s): **Kendall & Pamela Coupland**

Property: **Parcel ID #15 7 36 0 000-002.002**

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

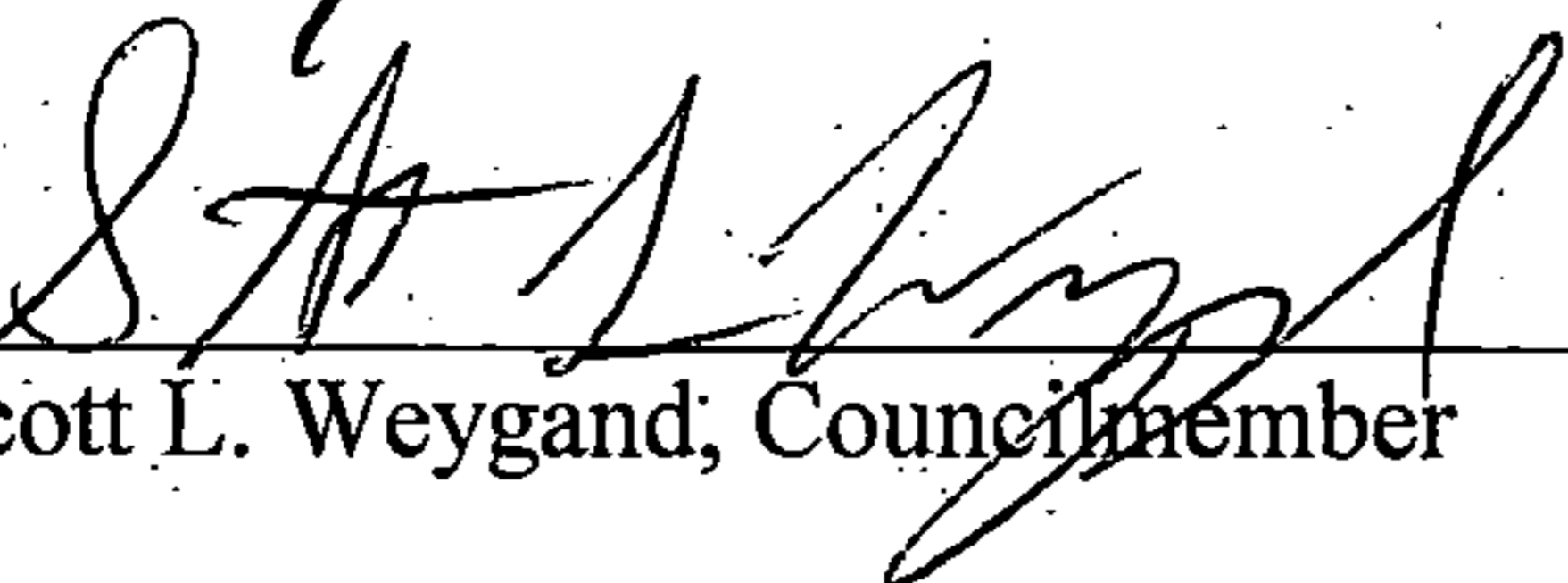
Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

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

Cody Sumners, Councilmember



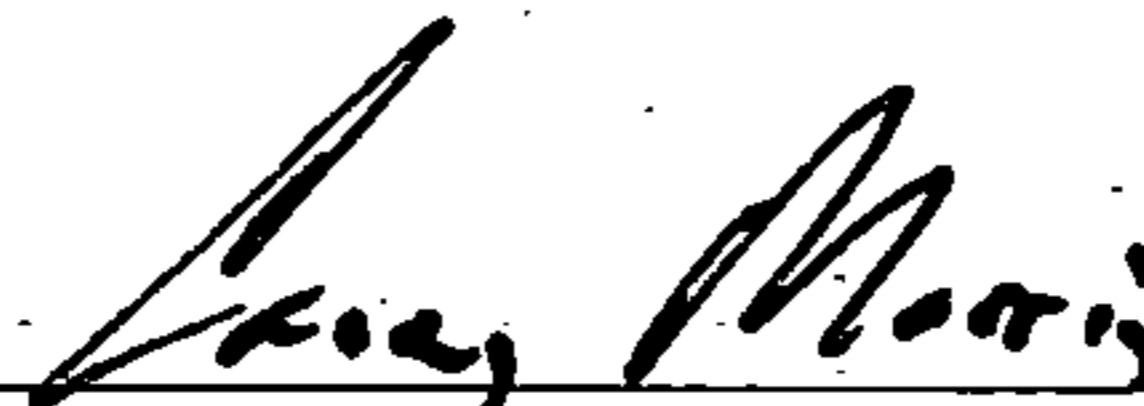
Scott L. Weygand, Councilmember



Chris Grace, Councilmember



Tiffany Bittner, Councilmember



Casey Morris, Councilmember



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Petition Exhibit B

Ordinance Number: **X-2021-01-18-878**

Property Owner(s): **Kendall & Pamela Coupland**

Property: **Parcel ID #15 7 36 0 000 002.002**

Property Description

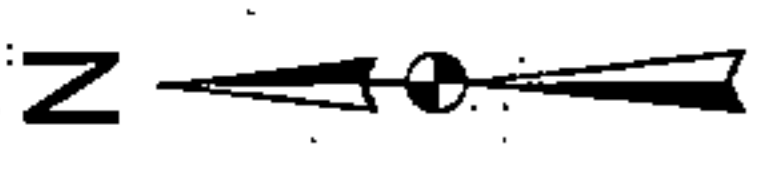
The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B), recorded in Instrument #20170113000018760, and is filed with the Shelby County Probate Judge.

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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TO BE ANNEXED



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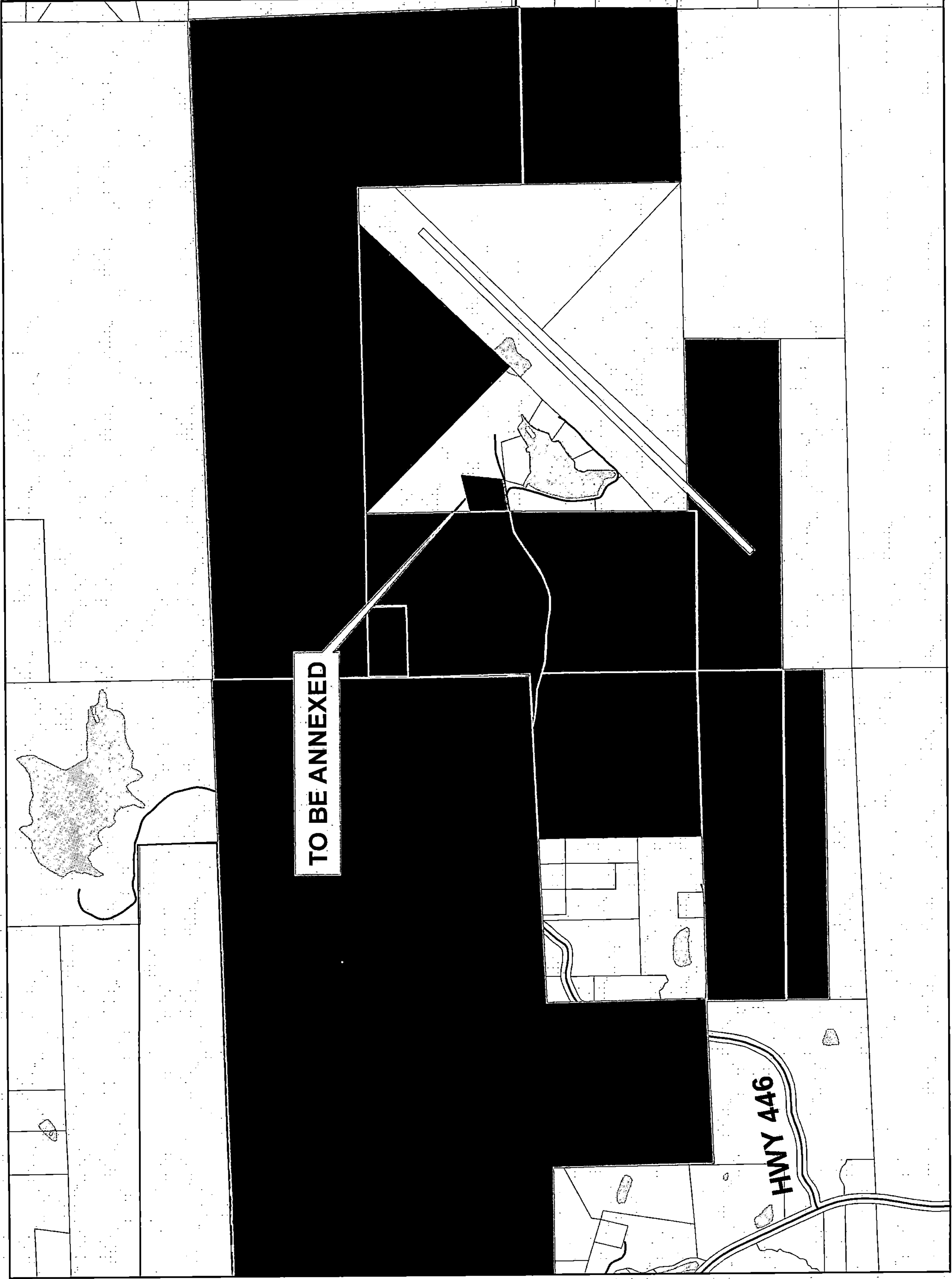
TAX ID:
15-7-36

ORD #:
X-2021-01-18-878

CHelsea CTY LMTS

TO BE ANNEXED

COUPLAND ANNEXATION



*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): KENDALL A. + PAMELA A COUPLAND
Property Address: 1415 SUMMER DRIVE COLUMBIA, AL 35051
Home Address City/State/Zip Code: SAME
Telephone Number(s) (205) 835-1754
Parcel ID Number 15 7 36 0 000 002.002
(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)

Kendall A. Coupland

1/13/2021
Date

Pamela A. Coupland

1/13/2021
Date

Date

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

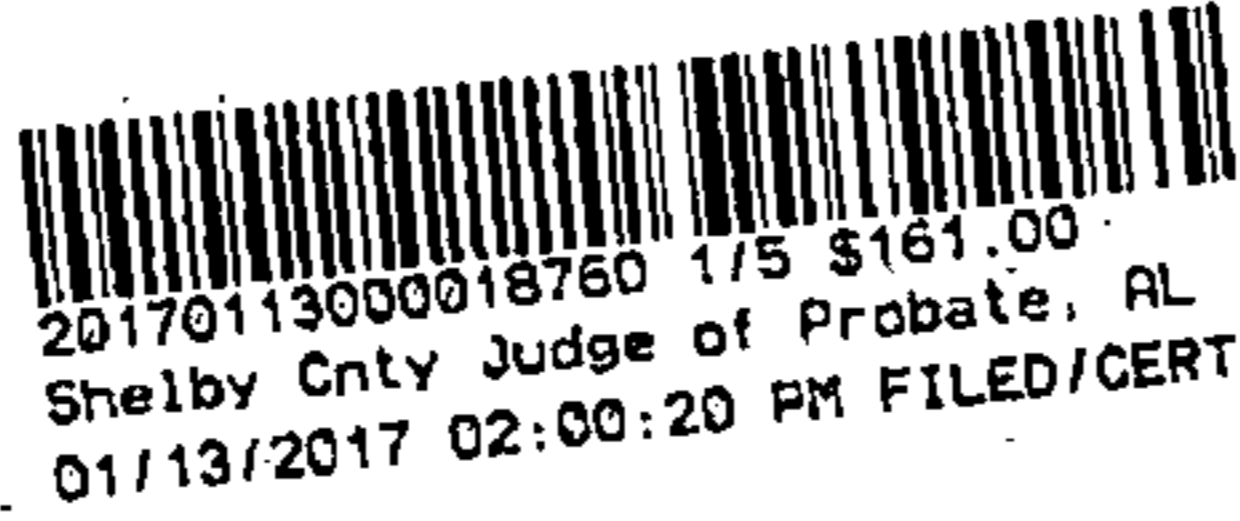


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Shelby County, AL 01/13/2017
State of Alabama
Deed Tax: \$134.00

SEND TAX NOTICE TO:
Kendall A. Coupland and Pamela A. Coupland
1415 Sumner Drive
Columbiana, AL 35051

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201



Assessed Value \$267,110.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY Shelby

That in consideration of **One Thousand dollars and no cents (\$1,000.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Kendall A. Coupland and wife, Pamela A. Coupland**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Kendall A. Coupland and wife, Pamela A. Coupland**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Subject to: (1) Taxes for the year 2017 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

Subject to a Mortgage recorded in Instrument 20120402000110870 in an amount of \$271,208.00..

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This Deed being prepared without benefit of Title. Legal description furnished by Grantors.

The purpose of this Deed is to create a Joint Deed with right of Survivorship.

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.

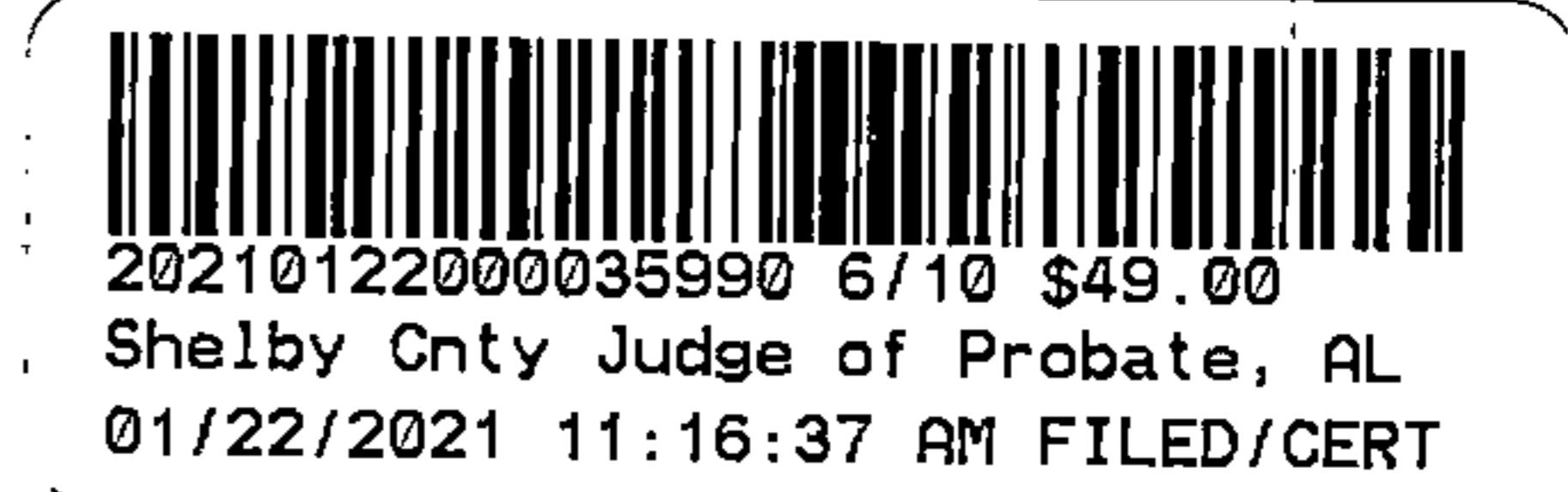
IN WITNESS WHEREOF, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this 1-12-17 day of January, 2017.

_____(Seal) Kendall A. Coupland _____(Seal)
Kendall A. Coupland
_____(Seal) Pamela A. Coupland _____(Seal)
Pamela A. Coupland

STATE OF ALABAMA

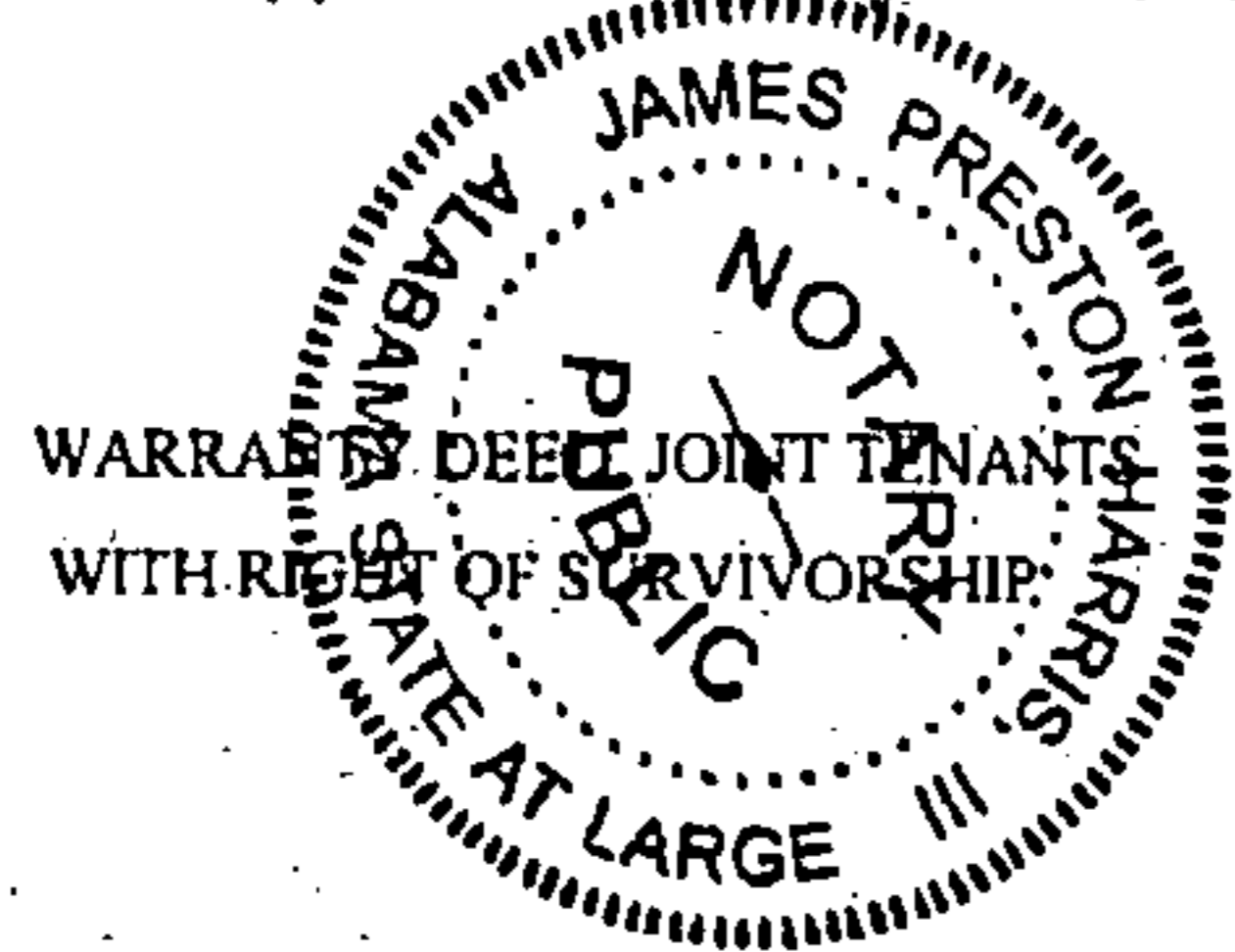
General Acknowledgement

COUNTY Jefferson



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kendall A. Coupland and wife, Pamela A. Coupland**, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2017.



James Preston Harris
Commission Expires 3/1/2018

Exhibit "A"
Legal Description

The Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at a pine knot accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 02 degrees 52 minutes 48 seconds East along the West boundary of said quarter-quarter section for a distance of 129.21 feet to a 1" open top pipe being located on the Northerly right-of-way of a paved road, said point being the point of beginning. From this beginning point proceed North 02 degrees 44 minutes 22 seconds East along the West boundary of said quarter-quarter section for a distance of 243.31 feet to a 1" open top pipe in place; thence continue North 02 degrees 44 minutes 22 seconds East along the West boundary of said quarter-quarter section for a distance of 62.55 feet; thence proceed North 78 degrees 32 minutes 58 seconds East for a distance of 316.21 feet to a 1" open top pipe in place; thence proceed South 10 degrees 25 minutes 29 seconds West for a distance of 346.46 feet to a ½" rebar in place being located on the Northerly right-of-way of said road; thence proceed South 83 degrees 59 minutes 40 seconds West along the Northerly right-of-way of said road for a distance of 263.29 feet to the point of beginning.



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20170113000018760 2/5 \$161.00
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EXHIBIT "A"

EASEMENT NO. 1:

A 30 FOOT INGRESS AND EGRESS AND UTILITIES EASEMENT being more particularly described as follows to-wit: Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 94.40 feet to a point on the Southerly boundary of said easement, said point being the point of beginning. From this beginning point continue North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 34.81 feet to a point on the North boundary of said easement; thence proceed North 84 degrees 06' 30" East along the north boundary of said easement for a distance of 263.32 feet to a 1" rebar in place; thence proceed North 84 degrees 32' 29" East along the North boundary of said easement for a distance of 288.88 feet (set 1/2" rebar); thence proceed South 18 degrees 04' 06" East for a distance of 21.91 feet; thence proceed South 84 degrees 32' 29" West along the Southerly boundary of said easement for a distance of 308.98 feet; thence proceed South 73 degrees 24' 51" West for a distance of 89.45 feet; thence proceed South 85 degrees 18' 34" West for a distance of 165.30 feet to the point of beginning being the termination of said easement.

EASEMENT 2:

A COMMON EASEMENT of varying width for Ingress-Egress and Utilities: Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 94.40 feet to a point on the Southerly boundary of said easement, said point being the point of beginning. From this beginning point continue North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 34.81 feet to a point on the North boundary of said easement; thence proceed North 84 degrees 06' 30" East along the north boundary of said easement for a distance of 263.32 feet to a 1" rebar in place; thence proceed South 30 degrees 09' 14" West for a distance of 26.30 feet; thence proceed South 20 degrees 56' 50" West along the Easterly boundary of said easement for a distance of 140.26 feet to a point on the Westerly shoreline of a lake; thence proceed South 58 degrees 54' 59" East along the Northerly shoreline of said lake for a distance 100.65 feet; thence proceed South 49 degrees 29' 31" East along the Northerly shoreline of said lake for a distance of 39.37 feet; thence proceed North 81 degrees 50' 40" East along the Northerly shoreline of said lake for a distance of 37.69 feet; thence proceed South 86 degrees 21' 25" East along the Northerly shoreline of said lake for a distance of 60.55 feet; thence proceed South 89 degrees 12' 34" East along the Northerly shoreline of said lake for a distance of 66.41 feet; thence proceed North 01 degrees 08' 39" East along the Northerly shoreline of said lake for a distance of 23.62 feet; thence proceed North 79 degrees 04' 13" East along the Northerly shoreline of said lake for a distance of 29.30 feet; thence proceed South 28 degrees 18' 36" East along the Northerly shoreline of said lake for a distance of 23.40 feet; thence proceed North 53 degrees 47' 57" East along the Northerly shoreline of said lake for a distance of 75.24 feet; thence proceed North 78° 53' 21" East along the Northerly shoreline of said lake for a distance of 34.99 feet; thence proceed North 79 degrees 20' 35" East along the Northerly shoreline of said lake for a distance of 109.70 feet; thence proceed South 47 degrees 54' 31" East along the shoreline of said lake for a distance of 41.08 feet; thence proceed North 87 degrees 04' 21" East along the shoreline of said lake for a distance of 27.52 feet to a 1" open top pipe in place; thence proceed South 32 degrees 04' 13" East along the shoreline of said lake for a distance of 23.52 feet; thence proceed South 59° 01' 55" West along the shoreline of said lake for a distance of 62.57 feet; thence proceed South 41 degrees 14' 55" West along the shoreline of said lake for a distance of 79.53 feet; thence proceed South 23° 36' West along the Southerly shoreline of said lake for a distance of 97.67 feet; thence proceed South 58 degrees 15' 12" West along the Southerly shoreline of said lake for a distance of 78.80 feet; thence proceed South 38 degrees 24' 20" West



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along the Southerly shoreline of said lake for a distance of 115.77 feet (set 1/2" rebar); thence proceed South 57 degrees 45' 01" West along the Southerly shoreline of said lake for a distance of 68.19 feet (set 1/2" rebar); thence proceed South 45 degrees 30' 41 " West along the Southerly shoreline of said lake for a distance of 50.13 feet (set 1/2" rebar); thence proceed South 85 degrees 11' 47" West along the Southerly shoreline of said lake for a distance of 62.46 feet (set 1/2" rebar); thence proceed South 29 degrees 34' 49" West along the Southerly shoreline of said lake for a distance of 65.46 feet (set 1/2" rebar); thence proceed South 05 degrees 40' 11" East along the shoreline of said lake for a distance of 79.16 feet (set 1/2" rebar); thence proceed South 05 degrees 55' 49" West along the shoreline of said lake for a distance of 178.59 feet (set 1/2" rebar); thence proceed South 47 degrees 01' 53" West along the shoreline of said lake for a distance of 35.0 feet (set 1/2" rebar); thence continue South 47 degrees 01' 53" West for a distance of 57.62 feet to a point on the Westerly boundary of a ingress/egress easement (set 1/2"); thence proceed North 26 degrees 57' 11 " West along the Westerly boundary of said easement for a distance of 94.55 feet; thence proceed North 48 degrees 57' 00" West along the Westerly boundary of said easement for a distance of 134.11 feet; thence proceed North 18 degrees 06' 20" West along the Westerly boundary of said easement for a distance of 62.49 feet; thence proceed North 03 degrees 21' 16" West along the Westerly boundary of said easement for a distance of 190.49 feet; thence proceed North 08 degrees 45' 20" East along the Westerly boundary of said easement for a distance of 64.35 feet; thence proceed North 17 degrees 57' 56" East along the Westerly boundary of said easement for a distance of 119.49 feet; thence proceed North 21 degrees 43' 10" East along the Westerly boundary of said easement for a distance of 185.36 feet; thence proceed North 15 degrees 50' 01 " East along the Westerly boundary of said easement for a distance of 100.68 feet; thence proceed North 22 degrees 35' 42" West along the Westerly boundary of said easement for a distance of 56.49 feet; thence proceed South 85 degrees 18' 34" West along the South boundary of said easement for a distance of 165.30 feet to the point of beginning.

EASEMENT 3:

Together with a Thirty-Foot wide non-exclusive easement for ingress and egress running from the intersection of the easement described herein as Easement No. 2 with the NW property line of Parcel 5, which said Parcel 5 is more particularly described hereinafter;

Parcel 5:

A strip of land 400 feet wide situated in a portion of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 36, Township 20 South, Range 1 West, the point of beginning of the herein described tract, run Northerly along the West line of said Quarter-Quarter 282.57 feet to a point on said Quarter-Quarter line; Thence Northeasterly deflecting 45 deg. 3 min. 17 sec. Right 3,400 feet, more or less, to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 36; Thence Easterly along the North line of said Quarter-Quarter deflecting 45 deg., more or less, 283 feet, more or less, to an iron rail, the Northeast Corner of Southwest Quarter of the Northeast Quarter of said Section 36; Thence Southerly along the East line of said Quarter-Quarter deflecting 90 deg. , more or less, 283 feet, more or less, to a point on said Quarter-Quarter line; Thence Southwesterly and parallel with the Northerly property line of said 400 feet strip deflecting 45 deg., more or less, 3,400 feet, more or less, to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 36; thence Westerly along the South line of said Quarter-Quarter deflecting 45 deg., more or less, 283 feet, more or less, to a cedar peg and rock corner, the point of beginning; containing 33 acres, more or less;

Thence run in a Northerly direction along the Northwesterly line of said Parcel 5 for a distance of approximately 700 feet to the end of said easement.



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Real Estate Sales Validation Form

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

Grantor's Name Kendall Coupland
Mailing Address 1415 Sumner Dr
Columbiana 35051

Grantee's Name Kendall Coupland
Mailing Address Pamela Coupland
1415 Sumner Dr
Columbiana 35051

Property Address 1415 Sumner Dr.
Columbiana 35051

Date of Sale 1/12/17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 267,110 $\frac{1}{2} = 133,555$



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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



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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 1/13/17

Print KENDALL A. COUPLAND

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one