

20210122000036110 1/13 \$58.00
Shelby Cnty Judge of Probate, AL
01/22/2021 11:16:49 AM FILED/CERT

*Certification
Of
Annexation Ordinance*

Ordinance Number: **X-2021-01-18-861**

Property Owner(s): **Chelsea 47, LLC**

Property: **Legal Description Attached**

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 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-2021-01-18-861**

Property Owner(s): **Chelsea 47, LLC**

Property: **Legal Description Attached**

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;

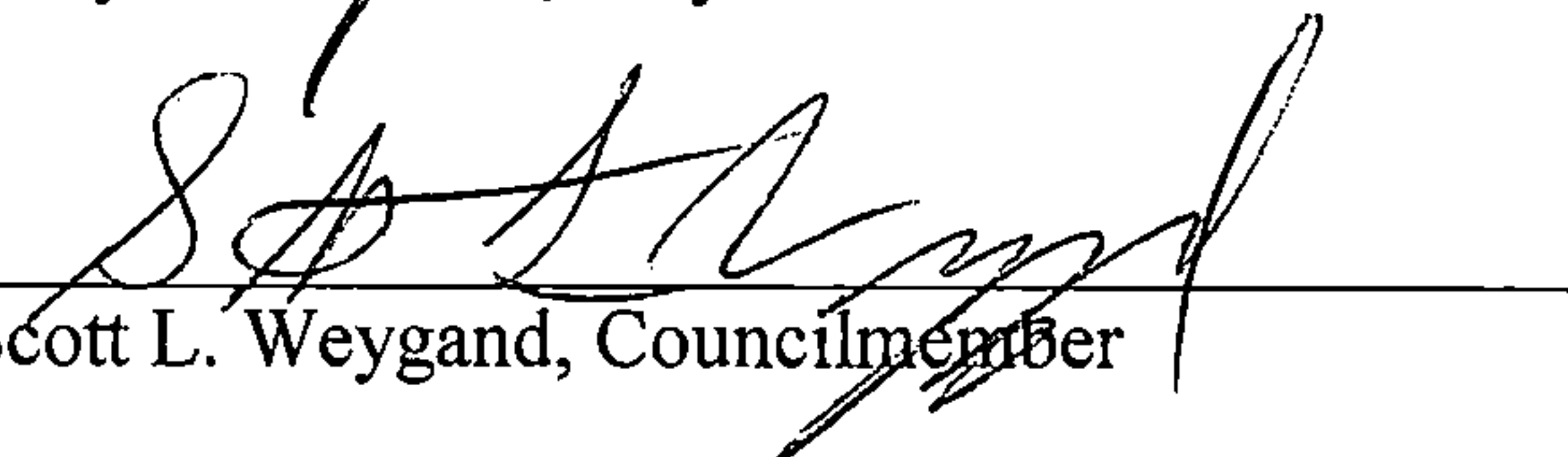
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality; and

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

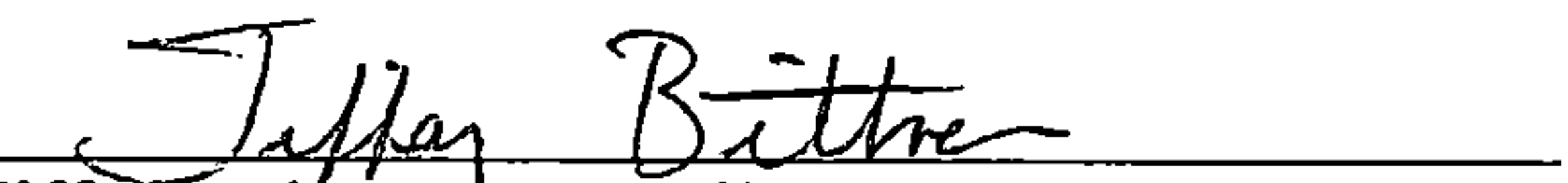
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.



Tony Picklesimer, Mayor

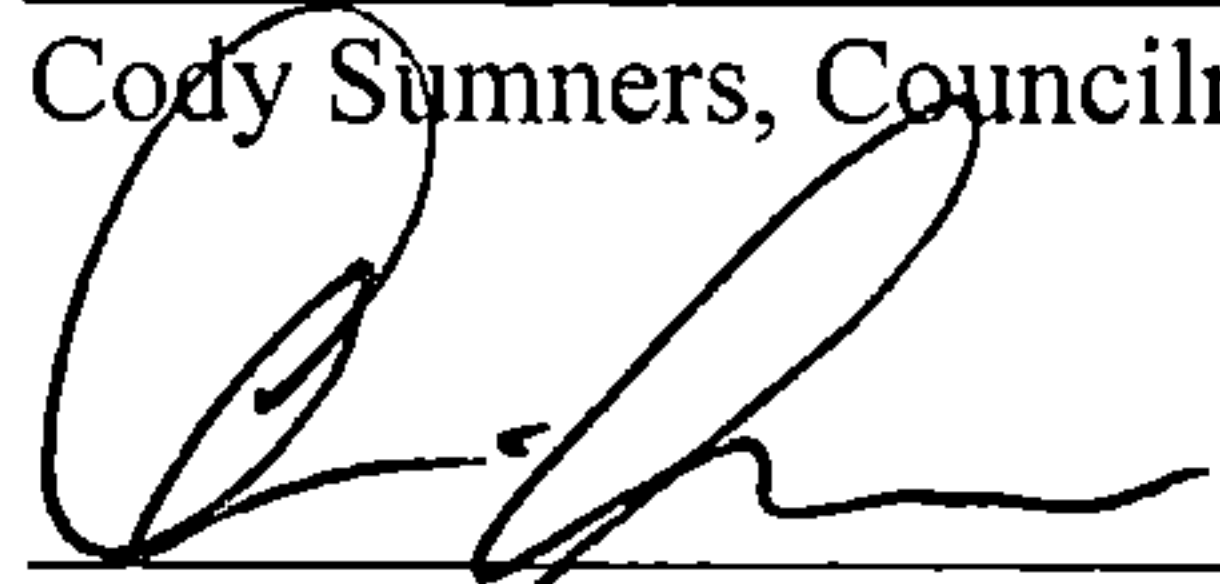


Scott L. Weygand, Councilmember

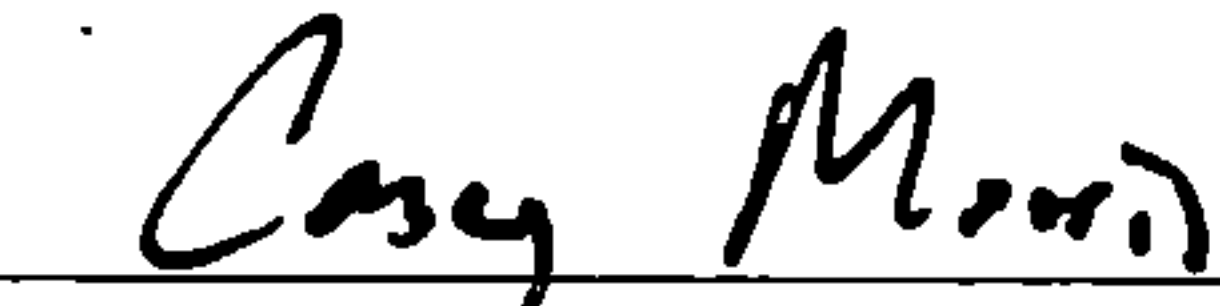


Tiffany Bittner, Councilmember

Cody Sumners, Councilmember



Chris Grace, Councilmember



Casey Morris, Councilmember



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Petition Exhibit B

Ordinance Number: **X-2021-01-18-861**

Property Owner(s): **Chelsea 47, LLC**

Property: **Legal Description Attached**

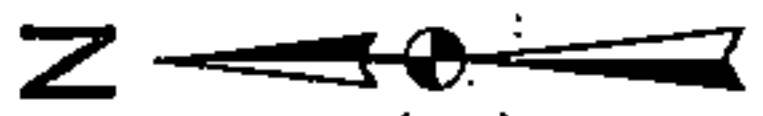
Property Description

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 #20190228000063920, 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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TAX ID:
15-8-27

ORD #:
X-2021-01-18-861

CHELSEA CTY LMTS
TO BE ANNEXED

CHELSEA 47, LLC

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit B" 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 18th day of January, 2021

Lucy Siddle
Witness

Glenn Siddle
Owner Signature

Glenn Siddle
Print name
3582 Altadena Park Lane
Vestavia AL 35242

Mailing Address

Sec attached

Property Address (if different)

205 765 8025

Telephone Number (Day)

Telephone Number (Evening)

Owner Signature

Print Name

Mailing Address

Property Address (if different)

Telephone number (Day)

Telephone Number (Evening)

Witness

Number of people on property _____
Proposed Property Usage (Circle One)
Commercial or Residential

(All owners listed on the deed must sign)



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EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

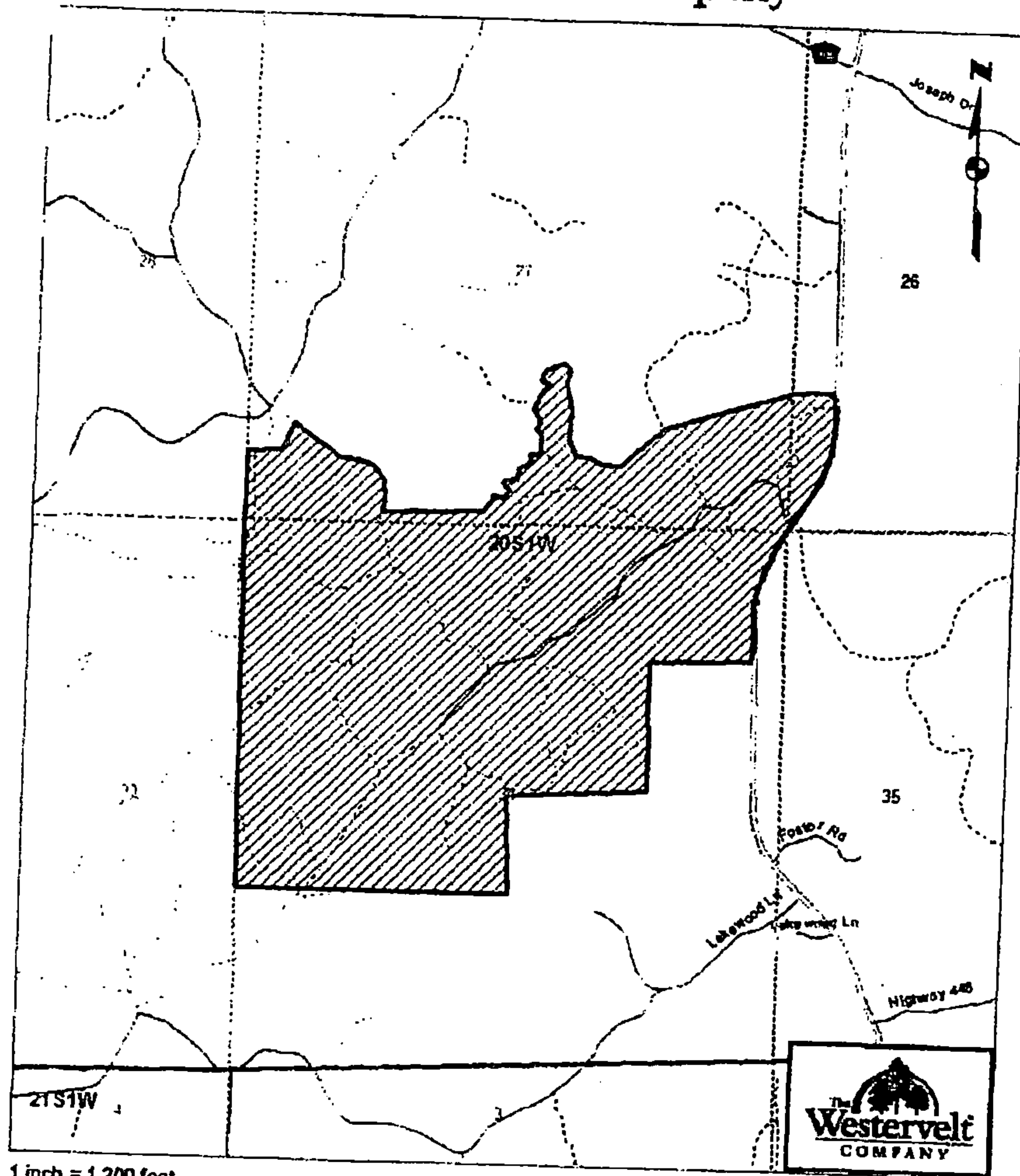
Parcel of land containing +/- 415 acres, located in Shelby County, Alabama and being more particularly identified on the below map.

Parcels/Partial

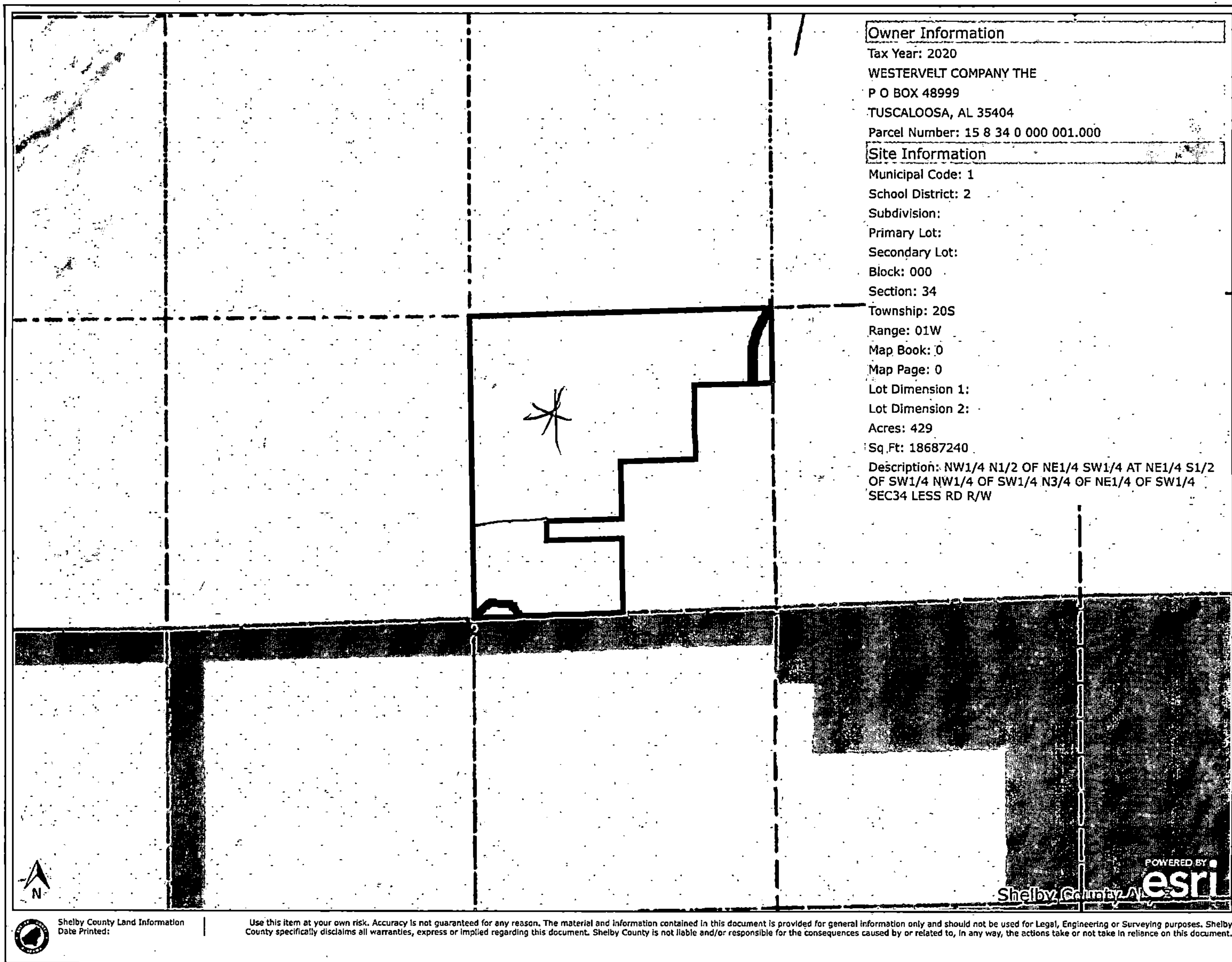
15 8 27 0 000 001.000 (Portion)

15 8 34 0 000 001.000 (Portion)

The Westervelt Company

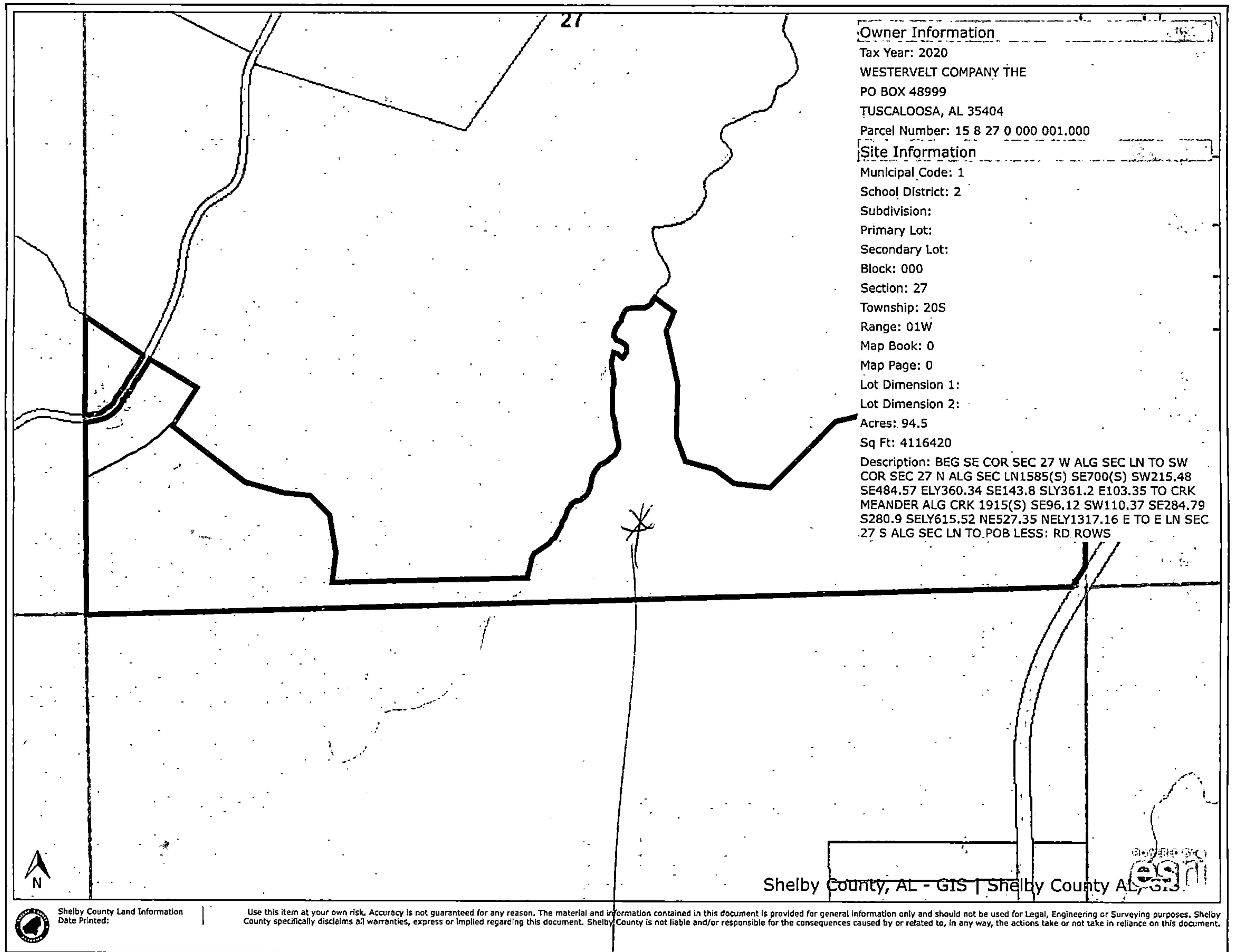


20210122000036110 6/13 \$58.00
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* to be annexed

20210122000036110 7/13 \$58.00
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to be annexed

20210122000036110 8/13 \$58.00
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SUBJECT PARCEL DESCRIPTION

A parcel of land situated in the SW 1/4 of Section 26, S 1/2 of Section 27, and Section 34, all in Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a RR Iron accepted to mark the SW Corner of the NE 1/4 of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama; thence N89°38'42" E a distance of 1324.31', thence N00°37'49" W a distance 1271.65'; thence N 88°19'25" E a distance 964.58' to a rebar, said rebar lying on the West right-of-way line of Shelby County Highway #47 (80' R.O.W.); thence N14°58'44" E along the West right-of-way line a chord distance of 2678.54' to a rebar, said rebar lying on the West right-of-way margin of Shelby County Highway #47; thence leaving said right of way line, S 88°35'42" W a distance of 381.30'; thence S 72°04'47" W a distance of 802.31'; thence S 76°09'34" W a distance of 514.26'; thence S 44°48'03" W a distance of 527.35'; thence N 84°15'26" W a distance of 196.76'; thence N 61°55'55" W a distance of 125.89'; thence N 74°53'14" W a distance of 157.66'; thence N 21°53'27" W a distance of 135.21'; thence N 01°30'15" E a distance of 280.90'; thence N 12°44'04" W a distance of 284.79'; thence N 21°41'10" E a distance of 110.37'; thence N 53°50'00" W a distance of 96.12' to a point in the centerline of a branch; thence along the branch centerline the following dimensions:

thence S 45°05'10" W 31.96 feet; thence S 84°41'41" W 119.91 feet; thence S 25°07'34" W 58.84 feet; thence S 35°50'44" W 82.72 feet; thence S 56°18'23" E 101.00 feet; thence S 07°05'50" W 59.57 feet; thence S 60°03'52" W 88.39 feet; thence S 34°51'35" W 66.29 feet; thence S 04°05'55" W 75.72 feet; thence S 27°59'39" E 137.80 feet; thence S 50°42'03" W 52.03 feet; thence S 05°04'44" W 43.58 feet; thence S 56°37'02" E 59.09 feet; thence S 01°27'09" E 205.93 feet; thence N 80°47'12" W 81.30 feet; thence S 61°25'09" W 24.32 feet; thence S 13°57'31" E 67.56 feet; thence S 35°47'02" W 56.34 feet; thence S 74°27'17" W 88.18 feet; thence S 10°17'34" W 110.17 feet; thence N 88°49'58" W 122.33 feet; thence S 16°24'47" W 32.16 feet; thence S 36°24'07" E 83.05 feet; thence S 21°41'13" W 94.63 feet; thence N 73°09'03" W 109.20 feet; thence S 11°58'07" E 19.77 feet; thence S 17°52'13" W 120.19 feet; thence S 17°10'45" E 20.91 feet to the intersection of the branch centerline and boundary line;

thence S 89°25'27" W a distance of 24.68'; thence S 88°32'41" W a distance 1009.34'; thence N 08°08'50" E a distance 153.93'; thence N 09°18'30" W a distance 207.70'; thence N 44°42'23" W a distance 143.80'; thence N 83°23'24" W a distance 144.86'; thence N 75°25'44" W a distance 215.48'; thence N 53°09'12" W a distance 484.57'; thence N 31°34'02" E a distance 244.94'; thence N 58°25'58" W a distance 290.77'; thence N 58°32'45" W a distance 60.37'; thence S 30°21'28" W a distance 292.88'; thence S 59°33'35" E a distance 219.59'; thence S 32°28'39" W a distance 287.00'; thence N 56°11'58" W a distance 109.44'; thence S 89°32'56" W a distance 102.28'; thence S 00°31'05" E a distance 4304.07'; thence S 89°49'19" E a distance 1319.97'; thence S 89°49'19" E a distance 1319.97'; thence N 00°34'19" W a distance 991.83'; which is the POINT OF BEGINNING.

The described parcel contains 418 acres, more or less.

LESS and EXCEPT all easements.



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This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Chelsea 47, LLC

120 Bishop Circle
Pelham AL 35124

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Million Five Hundred Thousand Dollars and No Cents (\$1,500,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, The Westervelt Company, Inc., (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Chelsea 47, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

Seller hereby reserves from the sale of the Property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitations, coal seam gas, coal; lignite; ironstone; dolomitic limestone and minerals of every nature.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of October, 2020.

THE WESTERVELT COMPANY, INC

James J. King, Jr.
By: James J. King, Jr.
As: Vice President

State of Alabama

County of *Shelby*

I, *Susan Blaylock*, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr as Vice President of The Westervelt Company, Inc. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 2nd day of October, 2020.

Susan Blaylock
Notary Public, State of Alabama

My Commission Expires: _____

MY COMMISSION EXPIRES DEC. 12, 2021



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2020 03:40:09 PM
\$1528.00 CHERRY
20201002000447930

Ann S. Byrd



20210122000036110 13/13 \$58.00
Shelby Cnty Judge of Probate, AL
01/22/2021 11:16:49 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	<u>The Westervelt Company, Inc.</u>	Grantee's Name	<u>Chelsea 47, LLC</u>
Mailing Address	<u>PO BOX 48999</u>	Mailing Address	<u>120 Bishop Circle</u>
	<u>Tuscaloosa AL 35404</u>		<u>Pelham, AL 35124</u>
Property Address	<u>0 Hwy 47</u>	Date of Sale	<u>October 02, 2020</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$1,500,000.00</u>
		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 evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 September 30, 2020

Unattested

(verified by)

Print The Westervelt Company, Inc.

Sign *J. Ray Collier*
(Grantor/Grantee/Owner/Agent) circle one