



20210831000424100 1/7 \$40.00
Shelby Cnty Judge of Probate, AL
08/31/2021 10:03:00 AM FILED/CERT

*Certification
Of
Annexation Ordinance*

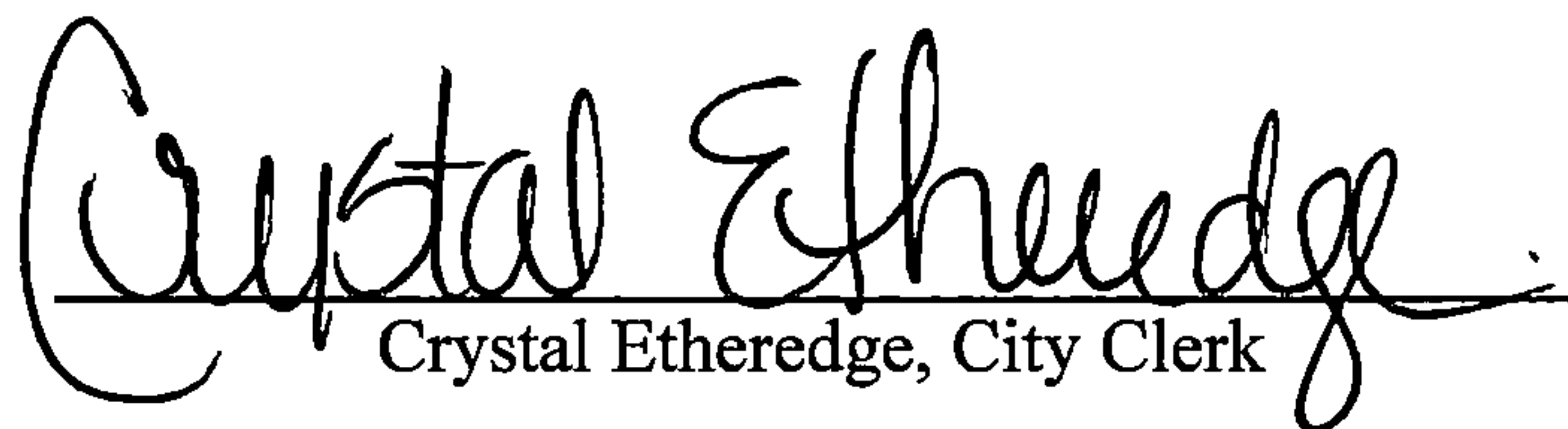
Ordinance Number: **X-2021-07-20-929**

Property Owner(s): **Lori Krauss**

Property: **Parcel ID #15 8 27 0 000 001.008**

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 July 20th, 2021 and as same appears in minutes of record of said meeting, and published by posting copies thereof on July 21st, 2021, at the public places listed below, which copies remained posted for five business days (through July 28th, 2021).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
Chelsea Community Center, 11101 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-2021-07-20-929**

Property Owner(s): **Lori Krauss**

Property: **Parcel ID #15 8 27 0 000 001.008**

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 property annexing to be within the corporate limits of Chelsea and fire coverage is a benefit for the citizens of Chelsea, there is inadequate fire hydrant access which will not change by said annexation;

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.



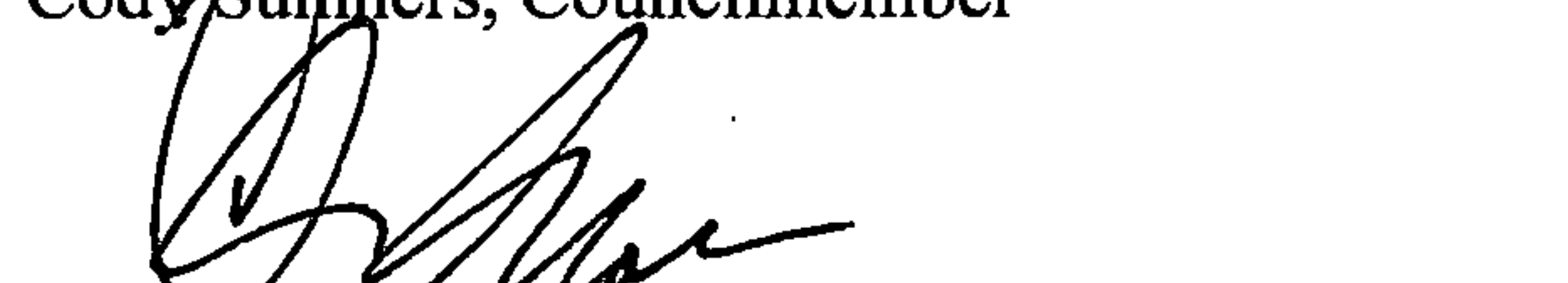
Tony Picklesimer, Mayor

Scott L. Weygand, Councilmember


Tiffany Bittner, Councilmember



Cody Sumners, Councilmember



Chris Grace, Councilmember



Casey Morris, Councilmember



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Petition Exhibit B

Ordinance Number: **X-2021-07-20-929**

Property Owner(s): **Lori Krauss**

Property: **Parcel ID #15 8 27 0 000 001.008**

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 #20190104000003730, 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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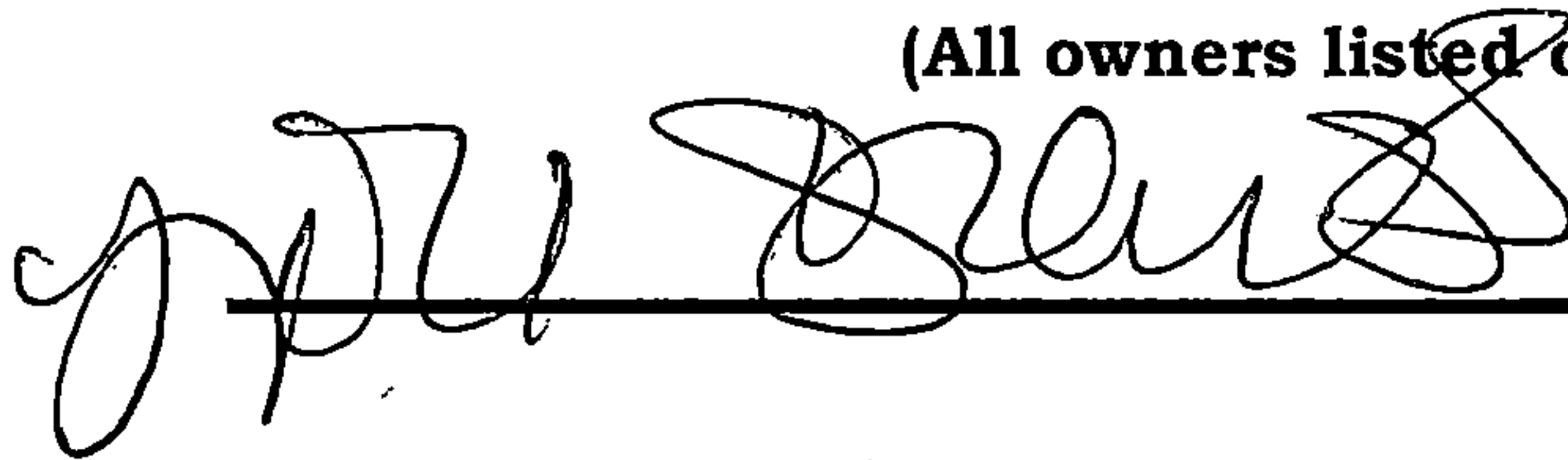
PETITION FOR ANNEXATION CITY OF CHELSEA, ALABAMA

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): LORI KRAUSS
Property Address: 248 Chelsea Farms Lane
Home Address City/State/Zip Code: Chelsea AL 35043
Telephone Number(s) 205-222-7184
Parcel ID Number 15-8-27-0-000-001-008
(As listed on property tax notice)
Number of registered voters residing at this Parcel 4

SIGNATURE OF PROPERTY OWNER(S)

(All owners listed on the deed must sign)

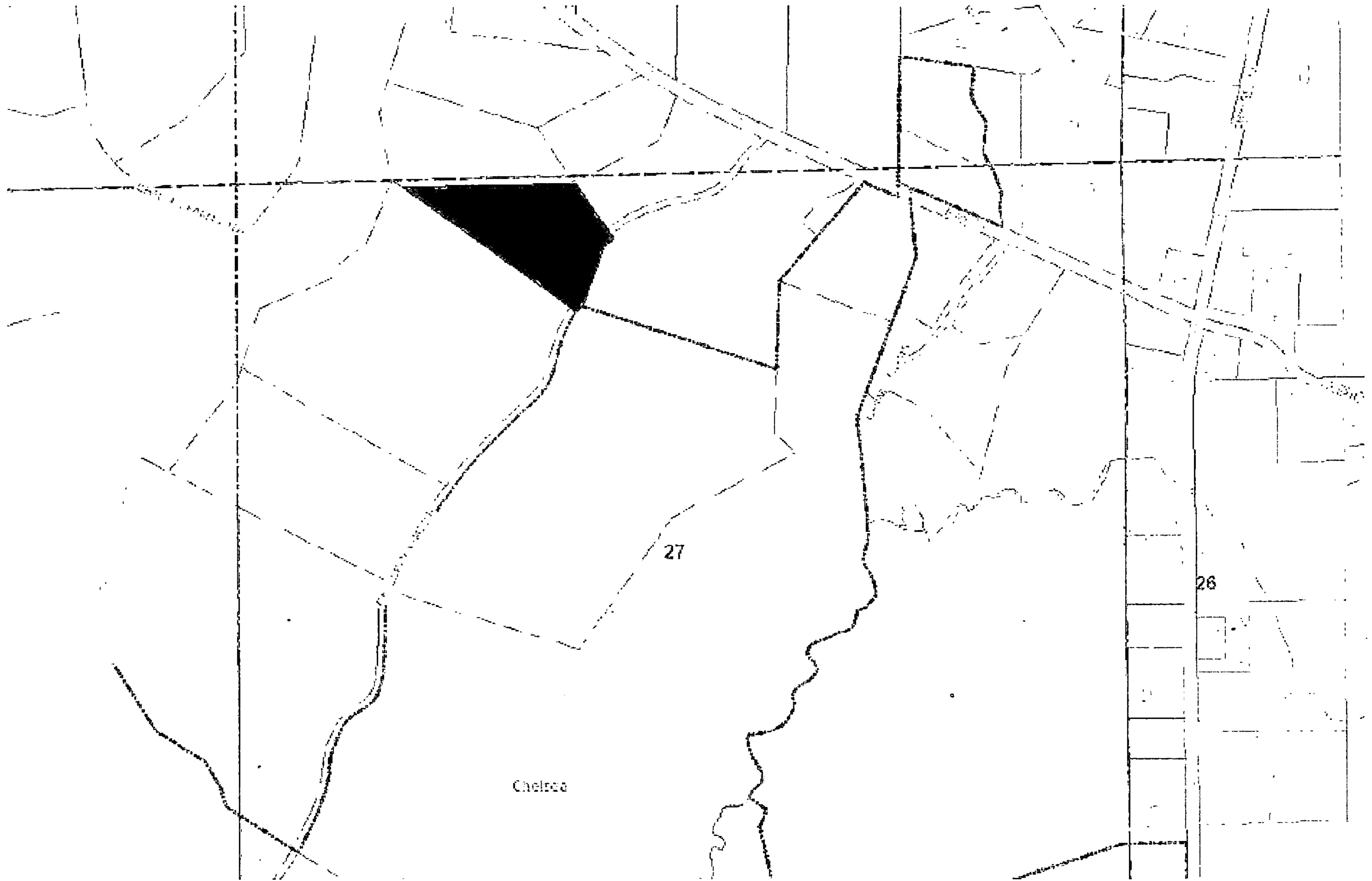


7.6.2021
Date

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



TAX ID 15 8 27
ORD #:
X-2021-07-21-929

**KRAUSS ANNEXATION
248 CHELSEA FARMS LANE**


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This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Lori Krauss
840 Ballentrae Pkwy
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND and 00/100 DOLLARS (\$165,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, GALLANT LAKE, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto LORI KRAUSS (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

LOT 19, ACCORDING TO THE SURVEY OF CHELSEA FARMS, SECTOR 4, AS RECORDED IN MAP BOOK 49, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$165,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever. And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 4th day of December, 2018.

Gallant Lake, LLC

By: Connor Farmer
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose names as Member of Gallant Lake, LLC 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 Member and with full authority executed the same voluntarily for and as the act of Gallant Lake, LLC on the day the same bears date.

Given under my hand and official seal, this the 4th day of December, 2018.

NOTARY PUBLIC
My Commission Expires 8-25-19

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01/04/2019 12:46:05 PM FILED/CERT

