

202205050000184060 1/13 \$58.00 Shelby Cnty Judge of Probate, AL 05/05/2022 08:51:06 AM FILED/CERT

Certification Of Annexation Ordinance

Ordinance Number: X-2022-04-05-954

Property Owner(s): Billy & Cheryl Naugher

Property:

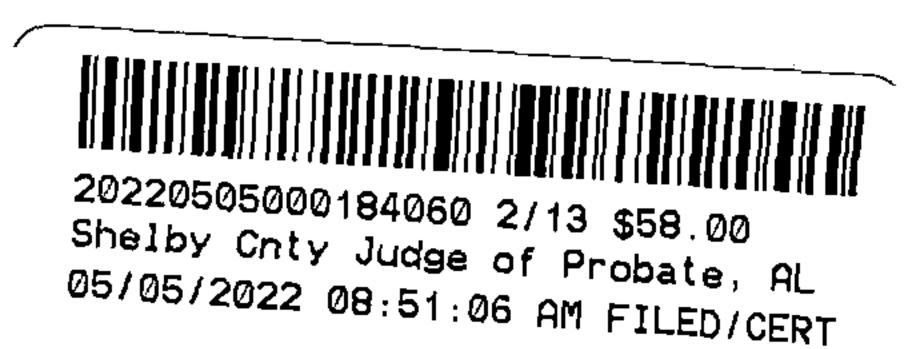
Parcel ID #16-3-05-0-000-006.005

Parcel ID #16-3-05-0-000-006.020 Parcel ID #16-3-05-0-000-006.021

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 regular council meeting held on April 5th, 2022 and as same appears in minutes of record of said meeting, and published by posting copies thereof on April 6th, 2022, at the public places listed below, which copies remained posted for five business days (through April 13th, 2022).

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-2022-04-05-954

Property Owner(s): Billy & Cheryl Naugher

Property: Parcel ID #16-3-05-0-000-006.005

Parcel ID #16-3-05-0-000-006.020 Parcel ID #16-3-05-0-000-006.021

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, Coincilmember

Tiffany Bittner, Councilmember

Cody Sumners, Councilmember

Chris Grace, Councilmember

Casey Morris, Councilmember

Petition Exhibit B



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Ordinance Number: X-2022-04-05-954

Property Owner(s): Billy & Cheryl Naugher

Property: Parcel ID #16-3-05-0-000-006.005

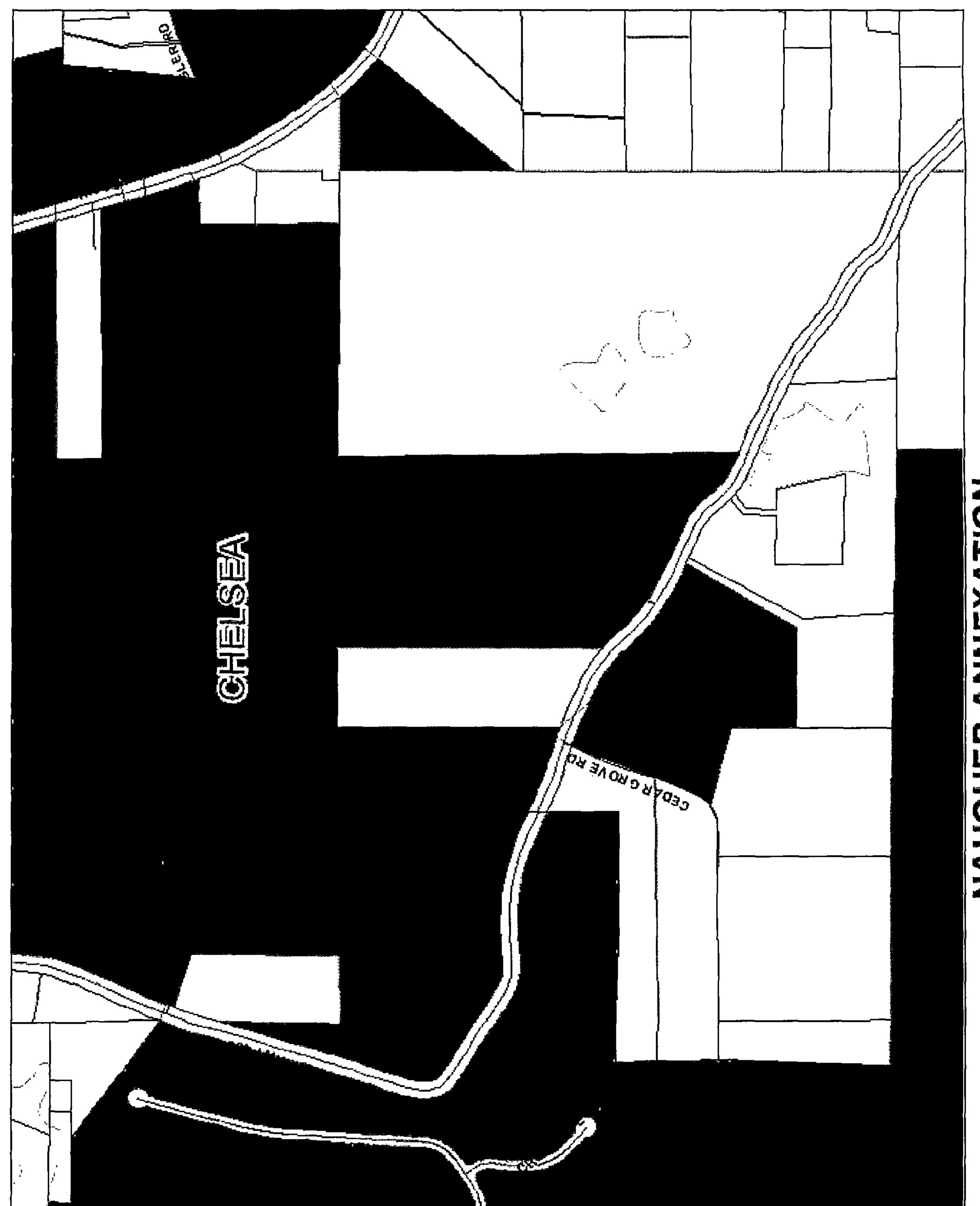
Parcel ID #16-3-05-0-000-006.020 Parcel ID #16-3-05-0-000-006.021

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 #20160310000077130 and Naugher Family Subdivision Final Plat (Petition Exhibit C), recorded in Instrument #20200113000016610, 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 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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Map Book 52 Page 7 **LEGEND** FINAL PLAT OF THE PURPOSE OF THIS SUBDIVISION IS TON POI FOUND
 1/2 OUTSOE DIMETER A. ALL EASEMENTS ON THIS WAP ARE FOR PUBLIC UTILITIES, SANITARY SEVER, STORM SEVERS, STORM DITCHES AND MAYBE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHOU AND WITHOUT THE SUBDIVISION. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, NAUGHER FAMILY SUBDIVISION TO DIVIDE 15.62 ACRES INTO TWO LOTS O - LD STANKE ST WITH FOR RESIDENTIAL USE. CD- NUTUL BOTE AC. - ACKES U.S. - RON PN SCT B. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE C -- CDCDDLMC A FAMILY SUBDIVISION SITUATED IN THE NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE ROW - MONT OF MAT. DA - DEED BOOK 13 EAST, SHELBY COUNTY, ALABAMA. C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN MEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANKING COLARISSION. -1/4 - 1/4 TE MLD. - MAP BOOK 15.62 TOTAL ACREAGE OF SUBJECT PROPERTY P.S. - PLAT BOOK -E- TONOBERO UTUTY LINEIS). PC. - PAGE. D. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HICHWAY DEPARTMENT AT 669-3830 TO OBTAIN ACCESS PERMIT. PREPARED FOR: PREPARED BY: -s- - FDICL HIGH MANUS BULDING DIC BILL & CHERYL NAUGHER RODNEY SHIFLETT **322 HIGHWAY 438** P.O. BOX 204 E, THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X', AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, PANEL # 01117C 0254 E, DATED FEBRUARY 20, 2013. 16-3-05-0000-007.002 EDWN & LORAINE HARDIN P.O. DOX 355 CHELSEA, AL 35043 CITY LIMITS OF CHELSEA WLSONVILLE, AL 3586 COLUMBIANA, AL 35051 205-669-1205 F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. AMABALA TO STATE SHELBY COUNTY G. ANY CONSTRUCTION OF ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Stay Naugher and Cherys Naugher, as owner(s), hereby certify that this plat or map was made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as, MAUGHER FAMILY SUBDIVISION, showing the sub-divisions into which it is proposed to divide said lands, piving the lengths and bearings of each lot and showing the streets, allege and public grounds, giving the length and width and same of each street as well as number, showing the streets, allege and public grounds, giving the length and width and same of each street as well as the number of each lot and showing the relation to the government survey, and that Iron pine have been found or installed at at tall correct and curve points as shown and are designated by small open circles for set trans and small closed circles for found trans on each plat or map. Sold owners also artifies that they are the owner of sold lands and that the same is not subject to any martigage, except a marting held by US Bank Home Martigage & Bryont Bank. I further state that at parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Proctice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief. IL NO ENCROACIMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAN UNIESS AND UNTIL A FLOOD PLAN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. N 80'00'00" W 481.78" L SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PROVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT. REBAR ME CORNER

NE 1/4 - SW 1/4

SEC. 5, Y-20S, A-1C

SHELBY COUNTY, AL

RE-ESTABLISHED BY DEED GENERAL NOTES: THE CURRENT ZONING FOR THIS SUBORNISON IS A-1. DUE TO INSUFFICIENT SIGHT DISTANCE, LOT 1 SHALL NOT ACCESS COUNTY ROAD 438 DIRECTLY. LOT 1 MUST ACCESS PROPERTY BY MEAN OF THE INCRESS/TORESS EASEMENT LOCATED ON LOT 2. LOT 1 8.21 ACRES PROFESSIONAL No. 21784 LAND N 90700'00" E 232.88" i, the undersigned, a Natory Public in and for eald county and state, do hereby certify that Radney Skillett, whose name in signed to the foregoing cartificate as eurosyar, and who is known to me, acknowledged before me, on this date, that after the contents of said cartificate, does execute some valuatority as such individual with full authority thereof. 16-3-05-0-000-005.007 RANDY BRIT 350 HIGHWAY 436 WILSONVILLE, AL 35186 ZONED A-1 My Commission Expires I, the undersigned, a Notary PubCo in and for each county and state, do hereby certify that, Billy Hougher, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that eiter being duly informed of the contents of said certificate, do execute some voluntarily as such individuals with tull authority thereof. Date 1-7-2020 Day of Novembee 2019 THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEMACE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR COLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON. and this the 5 coy of Maramber 2019 18-3-03-0-000-008.009 DELORES JOHNSON 284 HICHWAY 438 WILSONVILLE, AL 33188 CITY LIMITS OF CHELSEA N 80000,00 E N 90'00'00" Officer- US Bank Home Mortgoge - Lot 2 4801 Fredrico Street Owensboro, KY 42301 LOT 2 7.41 ACRES I, the undersigned, a Motory Public in and for said county and state, do hereby certify that Military 5 Tolles whose name is signed to the foregoing certificate as mortgages, and who is known to me, acknowledged before me, on this date that ofter being duty informed of the contents of said certificate, do execute some voluntarily as such individuals with full outhority thereof. 30' R.Q.W. FROM CENTERLINE. HIGHESS/ECRESS EASEMENT, CREATED BY YHIS PLAT We. Billy Mougher and Charly Nougher, as awner(s) have caused the land embreced in the within plot to be eurosed, laid out and plotted to be know as Naugher Family Subdivision, a part of Sheby County, Alabama, and that the streets, along, ecompants, public grounds as shown as said plat are hereby dedicated to the use of the public. VICINITY MAP (NOT TO SCALE) SCALE: 1'' = 100'RODNEY SHIFLETT SURVEYING P.O. BOX 204 COLUMBIANA, ALABAMA 35051 TEL. 205-669-1205 FAX. 205-889-1298 JOB #19240 and may this the 5 day of NOVEMberro 19

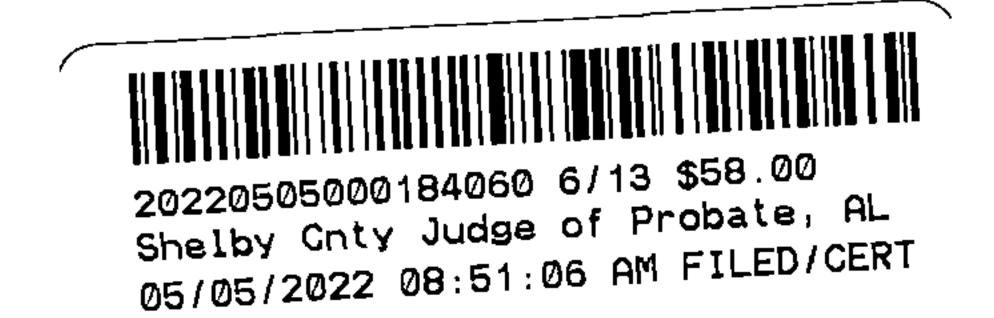
PETITION FOR ANNEXATION CITY OF CHELSEA, ALABAMA

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): Bill & Cheny Mugher		
Property Address:		
Home Address City/State/Zip Code: 35+ Crest Fam Druc Wilson Wilso		
Parcel ID Number 10-3-05-0-000-000.000 (As listed on property tax notice)		
Number of registered voters residing at this Parcel		
SIGNATURE OF PROPERTY OWNER(S) (All owners listed on the deed must sign)		
Mul Naudy 3-26-23 Date		
12 1 1 1 2 3-26.22 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



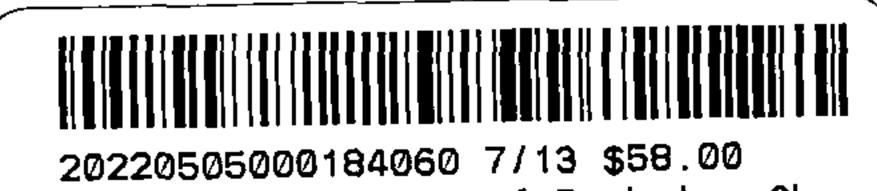
PETITION FOR ANNEXATION CITY OF CHELSEA, ALABAMA

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): Bill E Ch	ny Naugher
Property Address:	
Home Address City/State/Zip Code: 35	rest fam Druson is
Telephone Number(s) (205) 521-	1/85
Parcel ID Number 10-3-05-0-00 (As listed on property)	20-00.005 erty tax notice)
Number of registered voters residing at this Par	cel
SIGNATURE OF PROPERTY (All owners listed on the deed r	
Eur Nurdy. Date	26-22
MSIUSA 3-Date	26-22
Date	

PLEASE RETURN COMPLETED PETITION TO THE CITY CLERK AT CHELSEA CITY HALL, OR MAIL TO:

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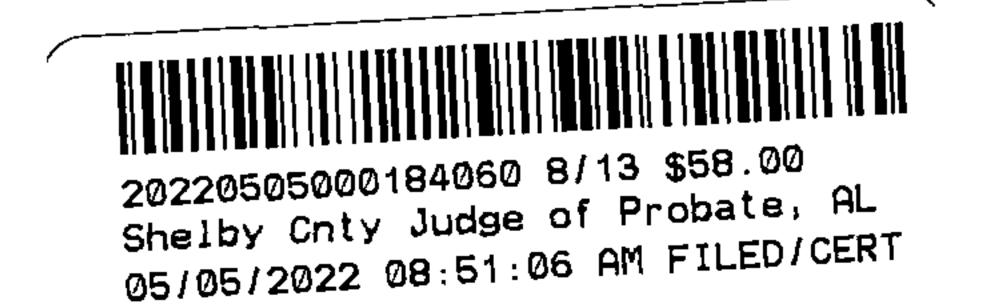
PETITION FOR ANNEXATION CITY OF CHELSEA, ALABAMA

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): Billy & Cheny Name of Land Owner(s):
Property Address:
Home Address City/State/Zip Code: 351 Crest Farm Druck Wilson it Telephone Number(s) 205) 527-7785
Telephone Number(s) $(205)527-7785$
Parcel ID Number 10-3-05-0-00-00-00-05-05-05-05-05-05-05-05-0
Number of registered voters residing at this Parcel
SIGNATURE OF PROPERTY OWNER(S) (All owners listed on the deed must sign)
<u>Multu</u> Date 3-26-32
M. M. 3.26.22
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



This instrument was prepared by:

David P. Condon, P.C.

100 Union Hill Drive Suite 200 Birmingham, AL 35209

20160310000077130 03/10/2016 08:03:11 AM DEEDS 1/4 Send tax notice to: Billy M. Naugher, Jr. 1111 Dunnavant Place Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Patricia K. Crauswell, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Billy M. Naugher, Jr. and Cheryl D. Naugher

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

\$161,211.78 of the proceeds come from a mortgage recorded simultaneously herewith.

The property described above is not the homestead of the grantor or her spouse.

Subject to:

- 2016 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and

encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.



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20160310000077130 03/10/2016 08:03:11 AM DEEDS 2/4

IN WITNESS WHEREOF, I have set my hand and seal, this 4th day of March, 2016.

Patricia K. Crauswell

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Patricia K. Crauswell 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 she executed the same voluntarily on the day the same bears date.

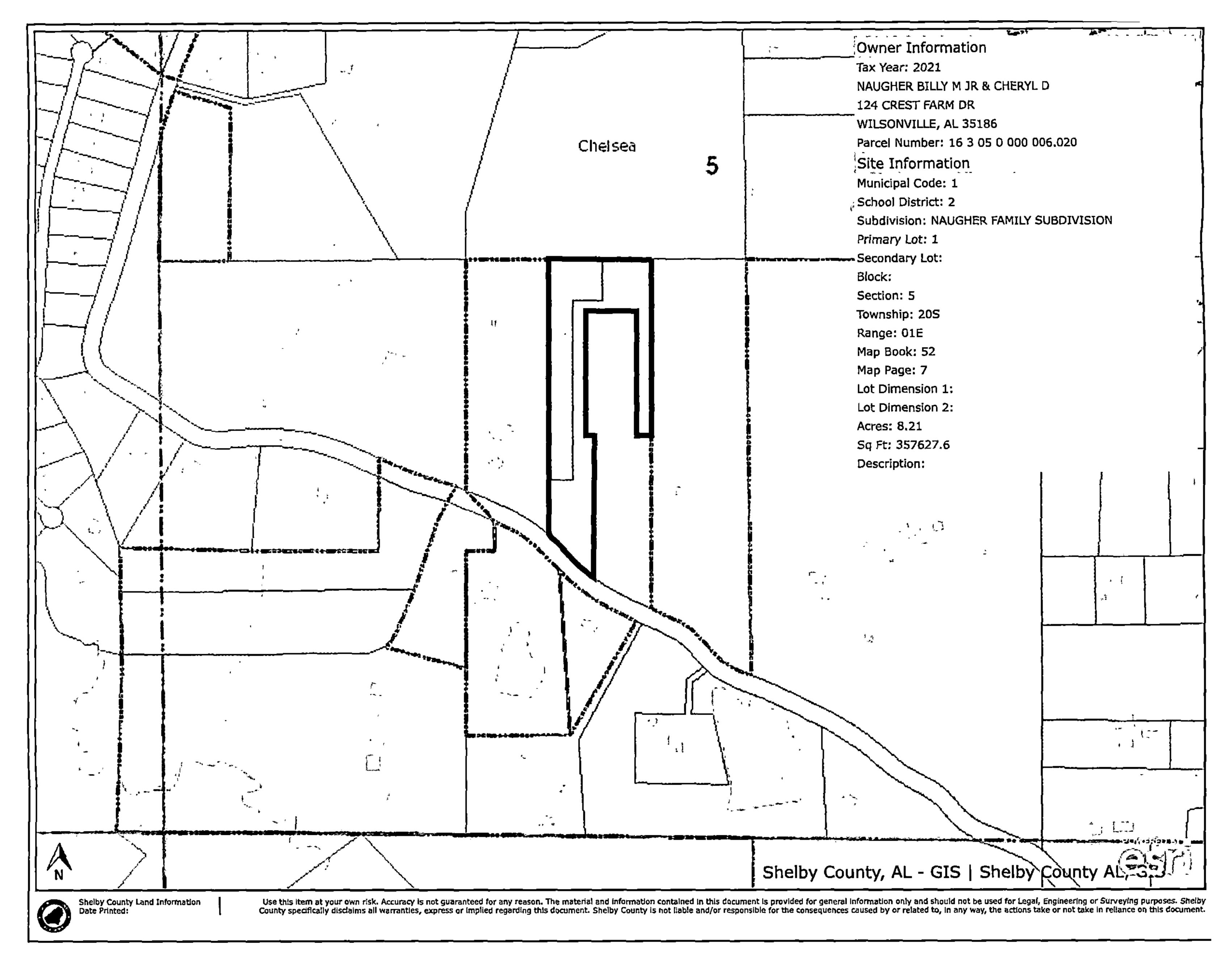
Given under my hand and official seal this 4th day of March 2016.

Notary Public: David P. Condon My Commission Expires: 2/12/2018

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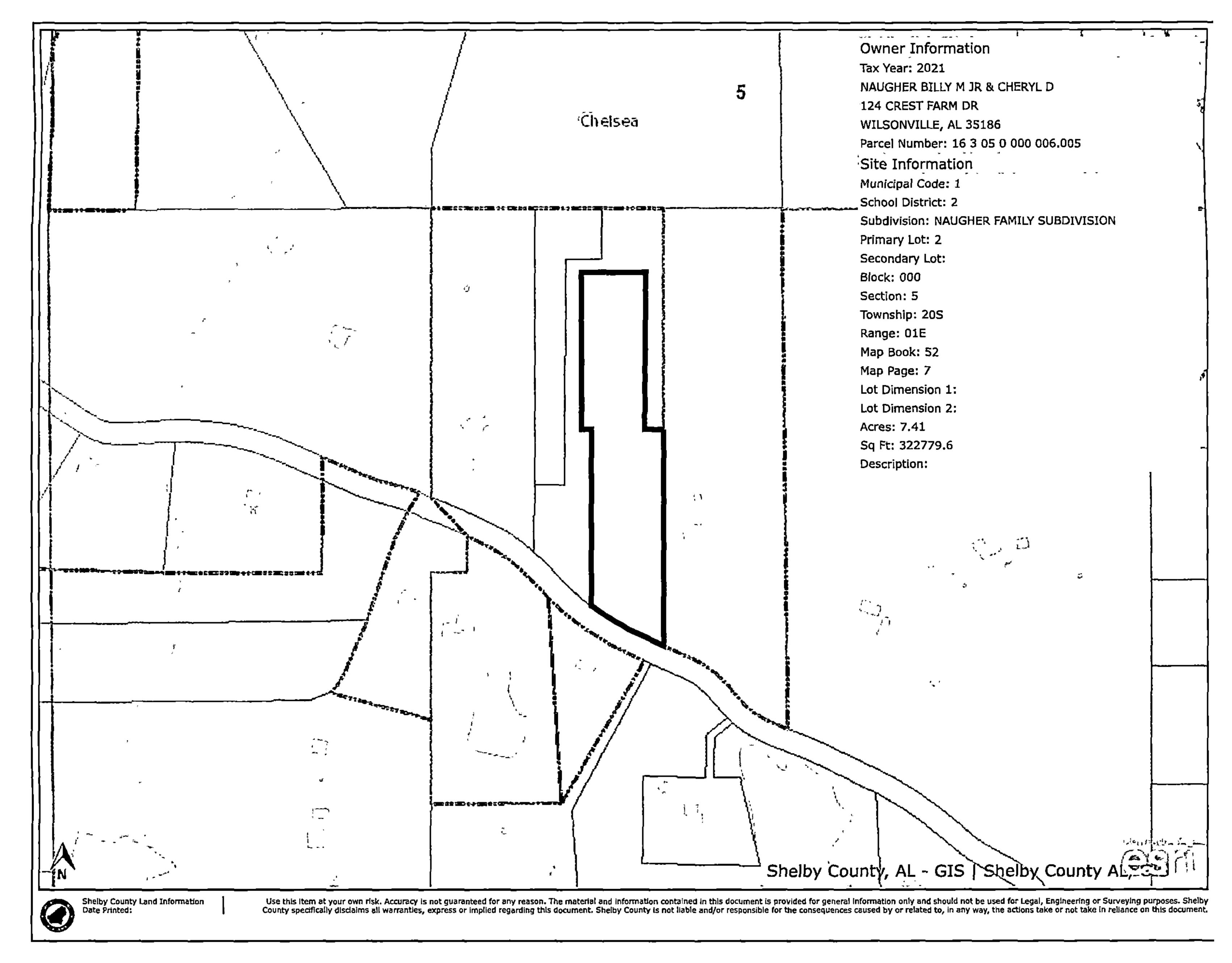
EXHIBIT A Legal Description

A parcel of land located in the East 1/2 of the SW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4 - 1/4 Section; thence run West along the North line of said 1/4 - 1/4 Section a distance of 465.89 feet to the point of beginning; thence continue last course a distance of 461.78 feet; thence run South 00 degrees 07 minutes 47 seconds West a distance of 1322.04 feet to the center line of Shelby County Highway #438; thence run Southeasterly along the approximate centerline of said Highway the following bearings and distances: South 49 degrees 13 minutes 33 seconds East a distance of 27.57 feet; South 45 degrees 48 minutes 32 seconds East a distance of 181.54 feet; South 53 degrees 13 minutes 08 seconds East a distance of 92.36 feet; South 57 degrees 18 minutes 22 seconds East a distance of 95.78 feet; South 65 degrees 21 minutes 33 seconds East a distance of 171.0 feet; thence run North 00 degrees 07 minutes 47 seconds East a distance of 1644.92 feet to the point of beginning. EXCEPT any part of the above described property lying within County Highway right of way. All being situated in Shelby County, Alabama





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