

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:



20220831000341580 1/5 \$49.00
Shelby Cnty Judge of Probate, AL
08/31/2022 03:52:48 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FITEEN THOUSAND DOLLARS AND ZERO CENTS (\$15,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *City of Chelsea* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Dale New* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Exhibit "A"-Legal Description


SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

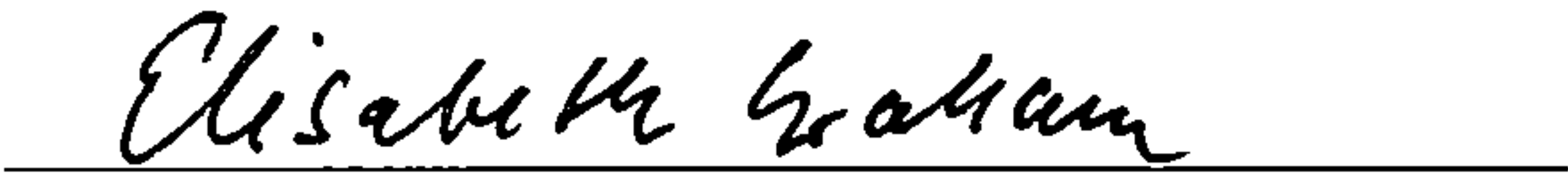
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of August 2022.


City of Chelsea
By:
As: MAYOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony Picklesimer as Mayor of *City of Chelsea*, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August 2022.


Notary Public
My Commission Expires

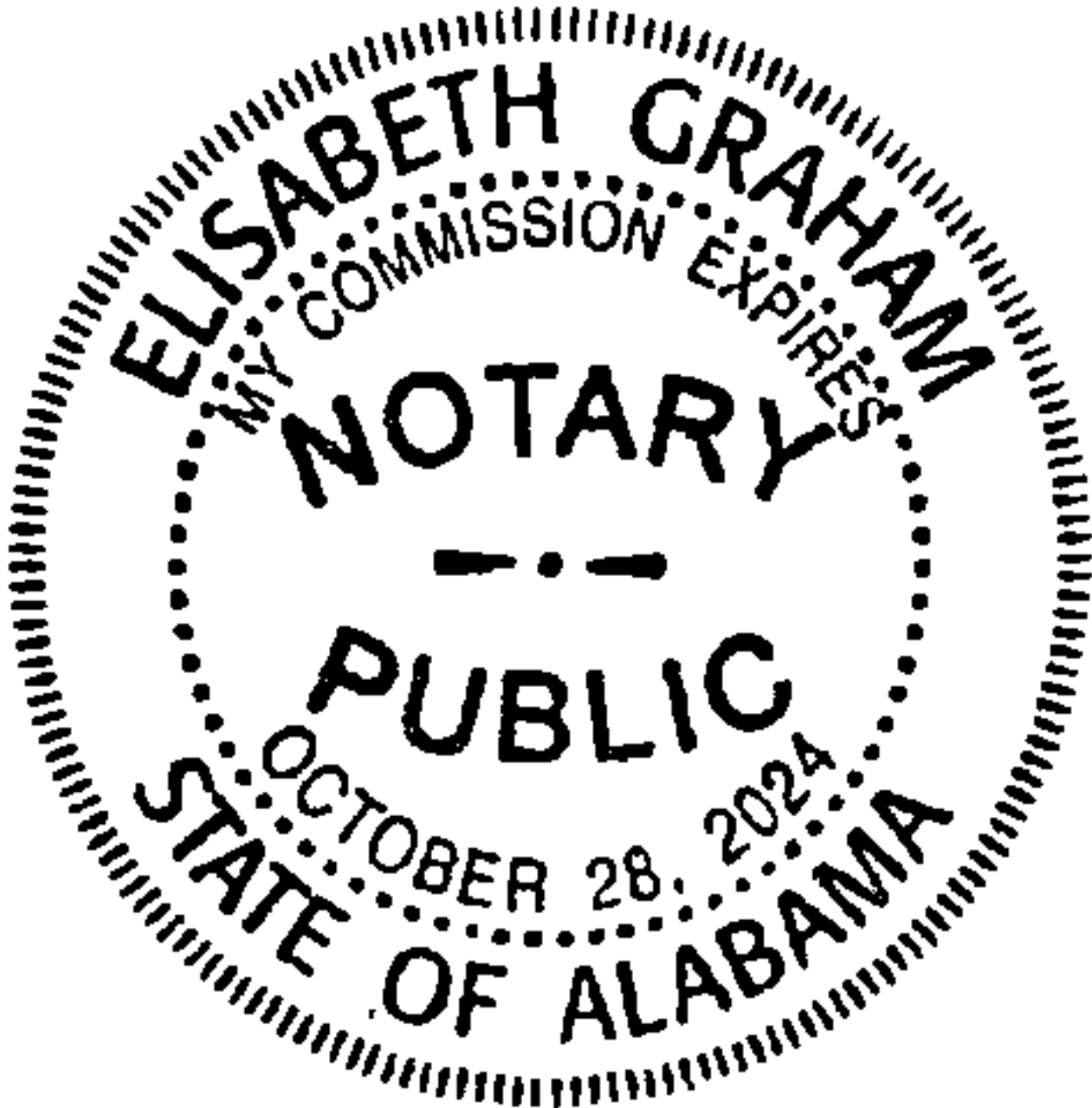
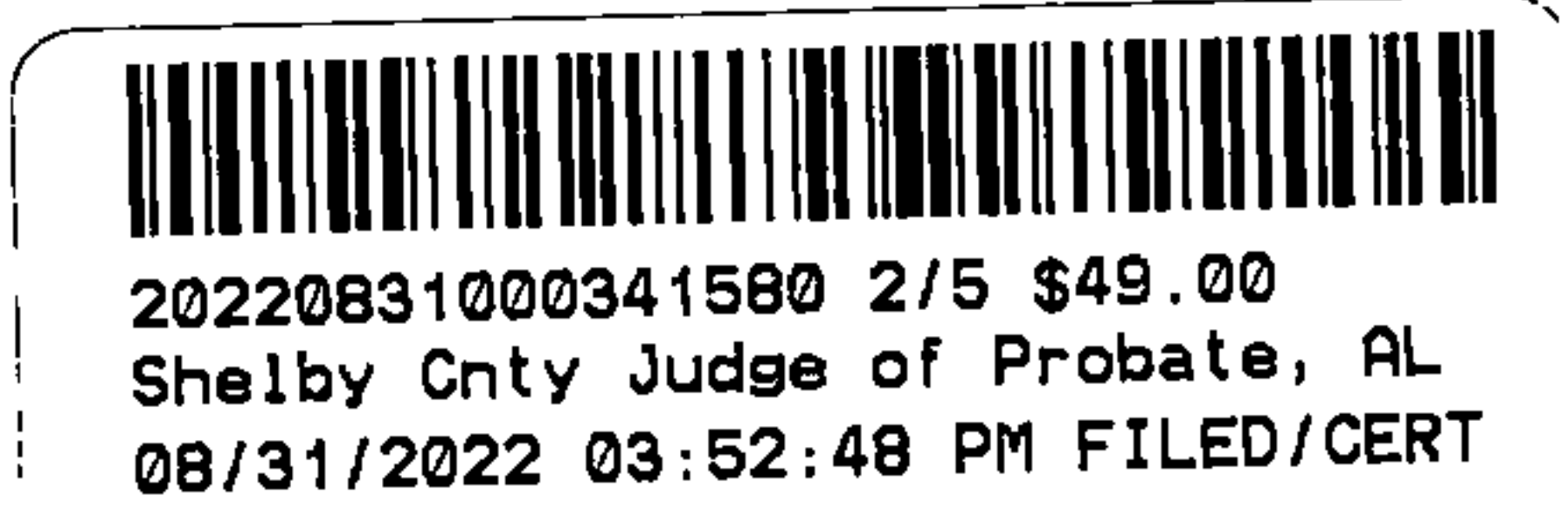


Exhibit “A” – Legal Description



PARCEL 2

Commence at the NE Corner of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S88°06'50"W a distance of 2352.32'; thence S00°24'30"W a distance of 968.89' to the Northerly R.O.W. line of Chelsea Road; thence S88°12'28"E and along said R.O.W. line a distance of 45.10' to the POINT OF BEGINNING; thence continue S88°12'28"E and along said R.O.W. line a distance of 13.59' to a curve to the right, having a radius of 527.41', subtended by a chord bearing S87°08'33"E, and a chord distance of 19.61'; thence along the arc of said curve and along said R.O.W. line for a distance of 19.61'; thence N05°31'49"W and leaving said R.O.W. line a distance of 43.09' to a curve to the right, having a radius of 1582.68', subtended by a chord bearing N79°00'07"W, and a chord distance of 29.22'; thence along the arc of said curve a distance of 29.22'; thence S00°24'30"W a distance of 47.07' to the POINT OF BEGINNING.

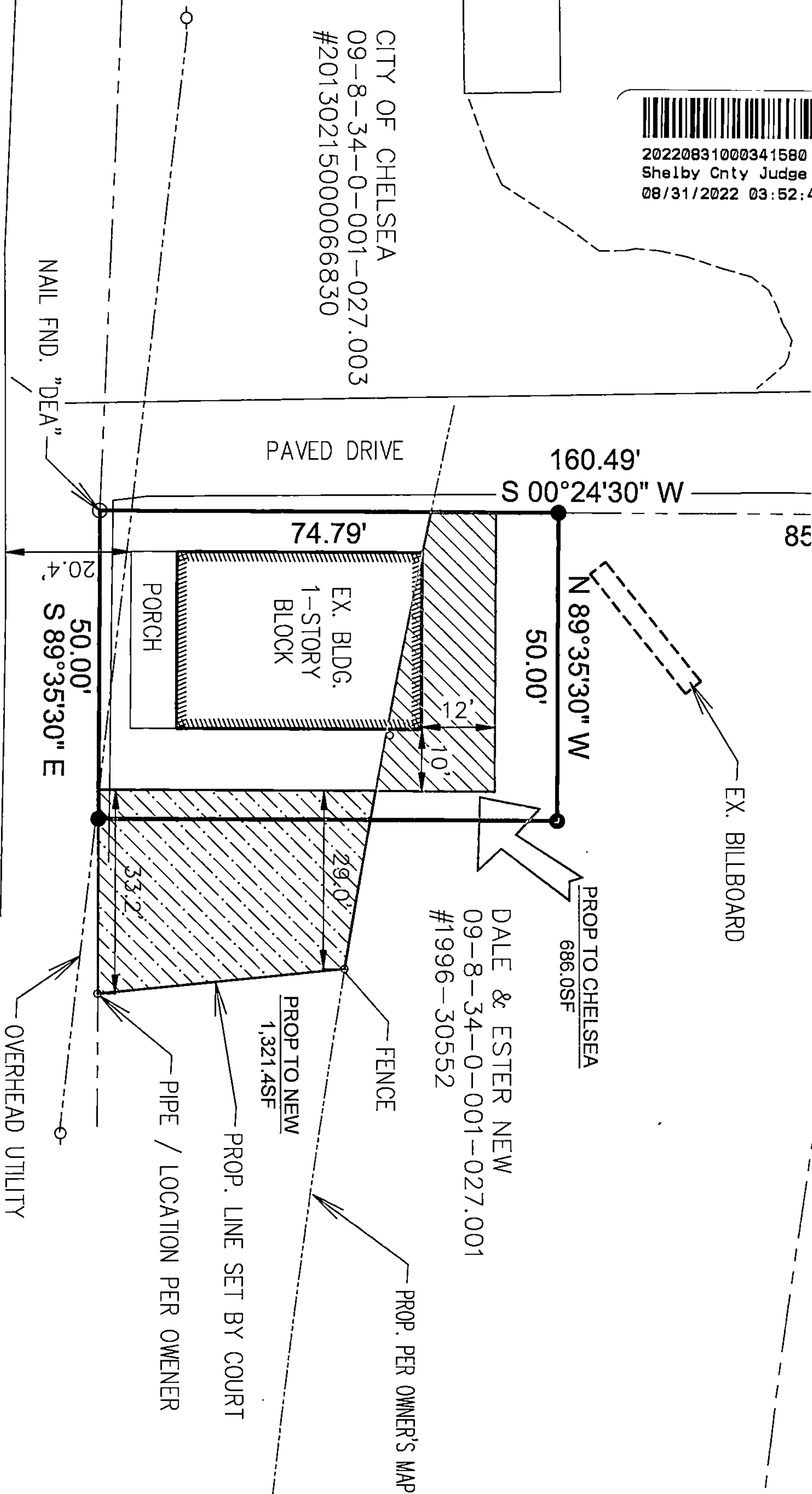
CITY OF CHELS
SHOP BUILDING



20220831000341580 3/5 \$49.00
Shelby Cnty Judge of Probate, AL
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CITY OF CHELSEA
09-8-34-0-001-027.003
#20130215000066830

COUNTY HIGHWAY #47
A.K.A. MAIN STREET





20220831000341580 4/5 \$49.00
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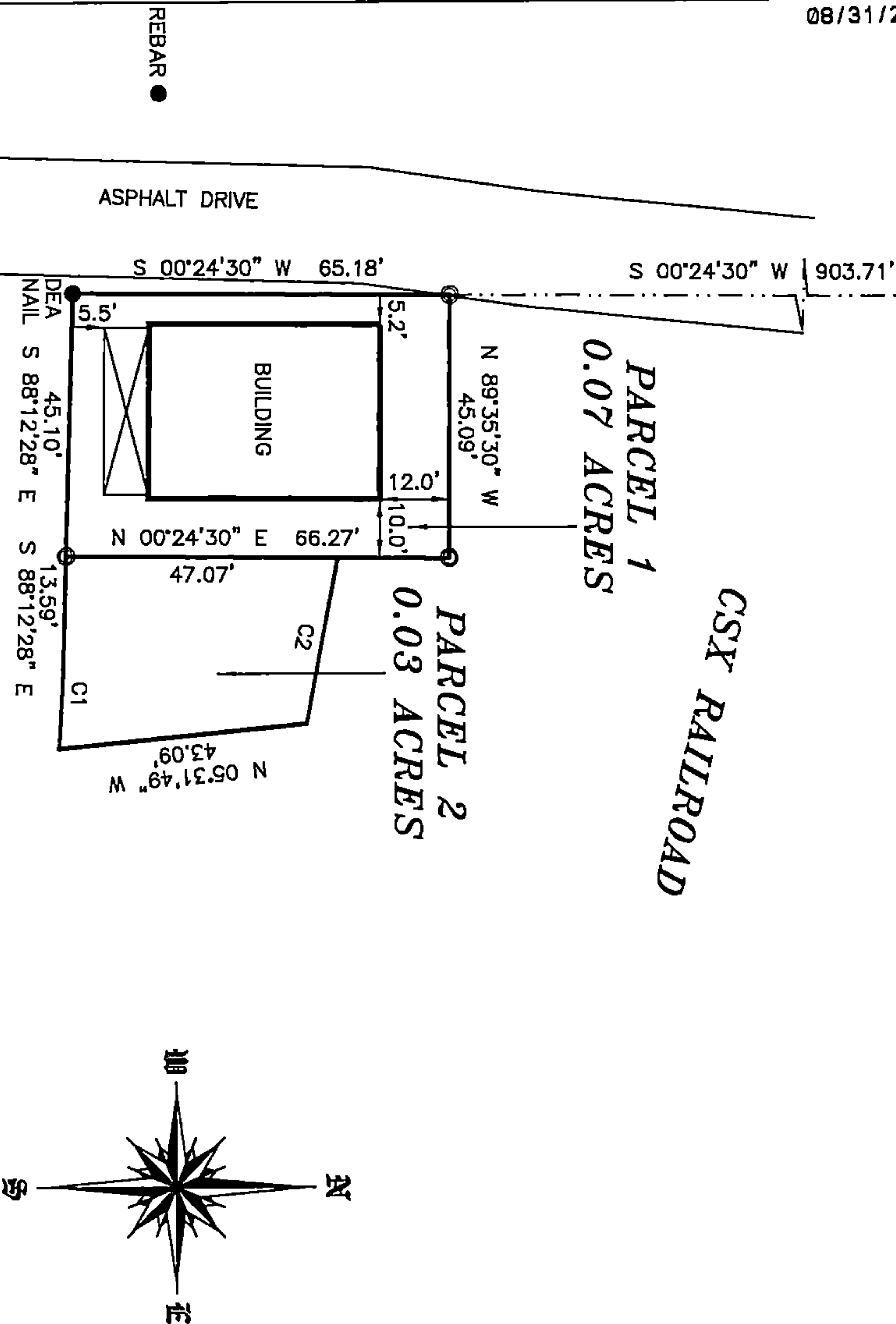
27 26
NE CORNER
SEC. 34, T-19S, R-1W
SHELBY COUNTY, AL
35

CURVE	ARC	LENGTH	RADIUS	CHORD	BEARING	CHORD LENGTH
C1	19.61°	527.41'	S 87°08'33" E	19.61'		
C2	29.22°	1582.68'	N 79°00'07" W	29.22'		

CSX RAILROAD

PARCEL 1
0.07 ACRES

PARCEL 2
0.03 ACRES



STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

PARCEL 1

Commence at the NE Corner of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S88°06'50"W a distance of 2352.32'; thence S00°24'30"W a distance of 903.71' to the POINT OF BEGINNING; thence continue S00°24'30"W a distance of 65.18' to the Northernly R.O.W. line of Chelsea Road; thence S88°12'28"E and along said R.O.W. line a distance of 45.10'; thence N00°24'30"E and leaving said R.O.W line a distance of 66.27'; thence N89°35'30"W a distance of 45.09' to the POINT OF BEGINNING.

Said Parcel containing 0.07 acres, more or less.

PARCEL 2

Commence at the NE Corner of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S88°06'50"W a distance of 2352.32'; thence S00°24'30"W a distance of 968.89' to the Northernly R.O.W. line of Chelsea Road; thence S88°12'28"E and along said R.O.W. line a distance of 45.10' to the POINT OF BEGINNING; thence continue S88°12'28"E and along said R.O.W. line a distance of 13.59' to a curve to the right, having a radius of 527.41', subtended by a chord bearing S87°08'33"E, and a chord distance of 19.61'; thence along the arc of said curve and along said R.O.W. line for a distance of 19.61'; thence N05°31'49"W and leaving said R.O.W. line a distance of 43.09' to a curve to the right, having a radius of 1582.68', subtended by a chord bearing N79°00'07"W, and a chord distance of 29.22'; thence along the arc of said curve a distance of 29.22'; thence S00°24'30"W a distance of 47.07' to the POINT OF BEGINNING.

Said Parcel containing 0.03 acres, more or less.

Commence at the NE Corner of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S88°06'50"W a distance of 2352.32'; thence S00°24'30"W a distance of 968.89' to the Northernly R.O.W. line of Chelsea Road; thence S88°12'28"E and along said R.O.W. line a distance of 45.10' to the POINT OF BEGINNING; thence continue S88°12'28"E and along said R.O.W. line a distance of 13.59' to a curve to the right, having a radius of 527.41', subtended by a chord bearing S87°08'33"E, and a chord distance of 19.61'; thence along the arc of said curve and along said R.O.W. line for a distance of 19.61'; thence N05°31'49"W and leaving said R.O.W. line a distance of 43.09' to a curve to the right, having a radius of 1582.68', subtended by a chord bearing N79°00'07"W, and a chord distance of 29.22'; thence along the arc of said curve a distance of 29.22'; thence S00°24'30"W a distance of 47.07' to the POINT OF BEGINNING.

Said Parcel containing 0.03 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0234 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of July 28, 2022

Rodney Shifflett
Rodney Shifflett Al. Reg. #21784

SEAL ALABAMA PROFESSIONAL LAND SURVEYOR RODNEY S. SHIFFLETT No. 21784	LEGEND ● 1/2" REBAR SET ○ IRON PIN FOUND — R.O.W. — RIGHT-OF-WAY — NOT TO SCALE — UTILITY POLE — OVERHEAD UTILITIES — (M) FIELD MEASURED — (P) PLAT / RECORDED MAP — COVERED DECK/PORCH — DECK/PORCH	JOB NO. 22430 DATE 7/28/22 DATE OF FIELD SURVEY 6/27/22 ADDRESS Chelsea Road SCALE 1" = 30' (11X17) DRAWN BY H. LETTS CHECK BY R.Y.S.
RODNEY SHIFFLETT SURVEYING P.O. BOX 204 COLUMBIANA, ALABAMA 35051 TEL. 205-669-1205 FAX. 205-669-1298		

Real Estate Sales Validation Form

20220831000341580 5/5 \$49.00
Shelby Cnty Judge of Probate, AL
08/31/2022 03:52:48 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name

Dale New

Mailing Address

291 Longhorn Ln.
Columbiana, AL 35051

Grantee's Name

City of Chelsea

Mailing Address

PO Box 111
Chelsea, AL 35043

Property Address

Parcel # 09-8-34-0-001-027.003
11580 Chelsea Rd
Chelsea, AL 35043

Date of Sale

8/4/2022

Total Purchase Price \$

15000

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

8/31/2022

Print

Kayce Watkins

Sign

Kayce Watkins
Asst. City Clerk
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1