



20230124000019130 1/8 \$43.00
Shelby Cnty Judge of Probate, AL
01/24/2023 08:15:29 AM FILED/CERT

Certification Of Annexation Ordinance

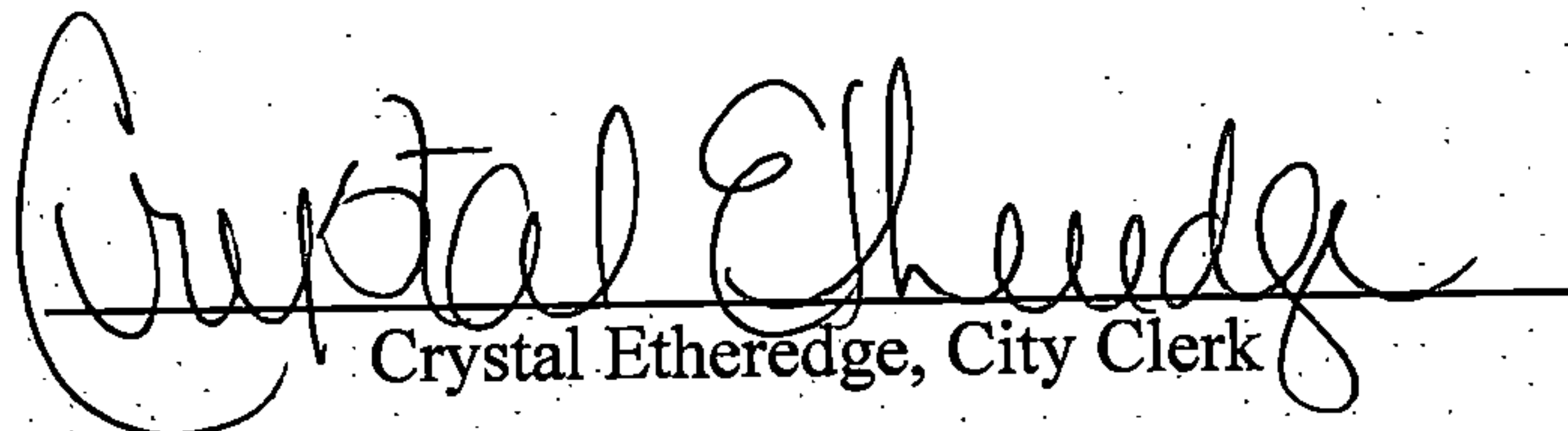
Ordinance Number: **X-2023-01-17-977**

Property Owner(s): **Jeremy & Amber Brittain**

Property: **Parcel ID #09 6 23 0 000 002.028**

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 January 17, 2023 and as same appears in minutes of record of said meeting, and published by posting copies thereof on January 18, 2023, at the public places listed below, which copies remained posted for five business days (through January 25th, 2023).

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



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City of Chelsea, Alabama

Ordinance Number: **X-2023-01-17-977**

Property Owner(s): **Jeremy & Amber Brittain**

Property: **Parcel ID #09 6 23 0 000 002.028**

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

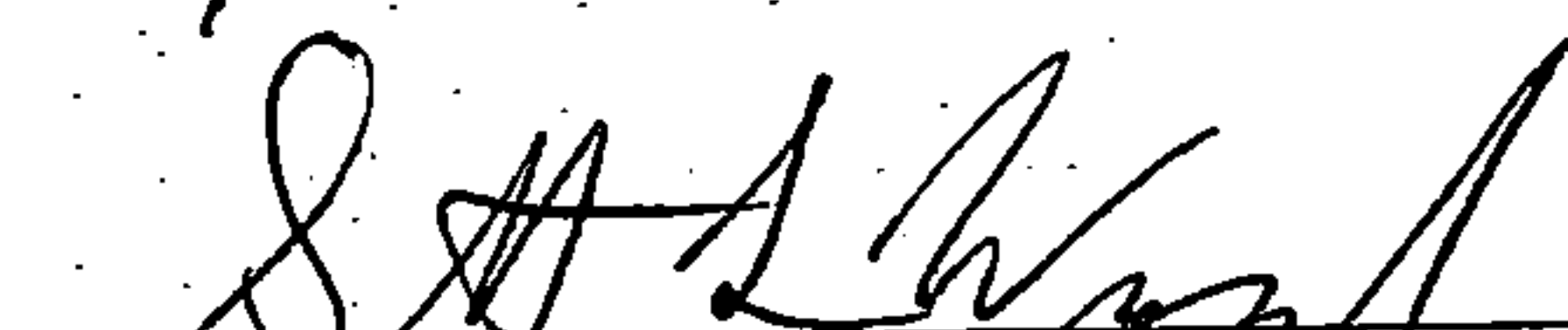
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which together is contiguous to the corporate limits of Chelsea;

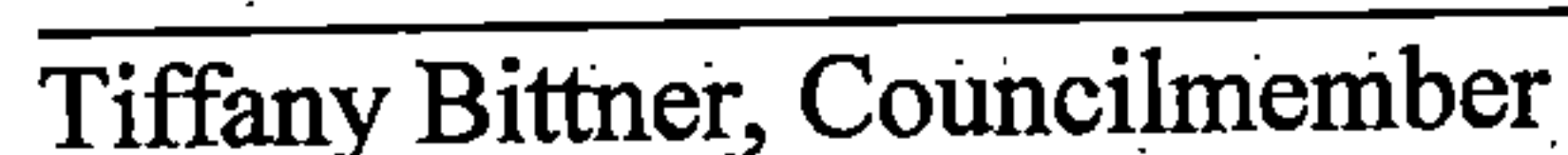
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

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

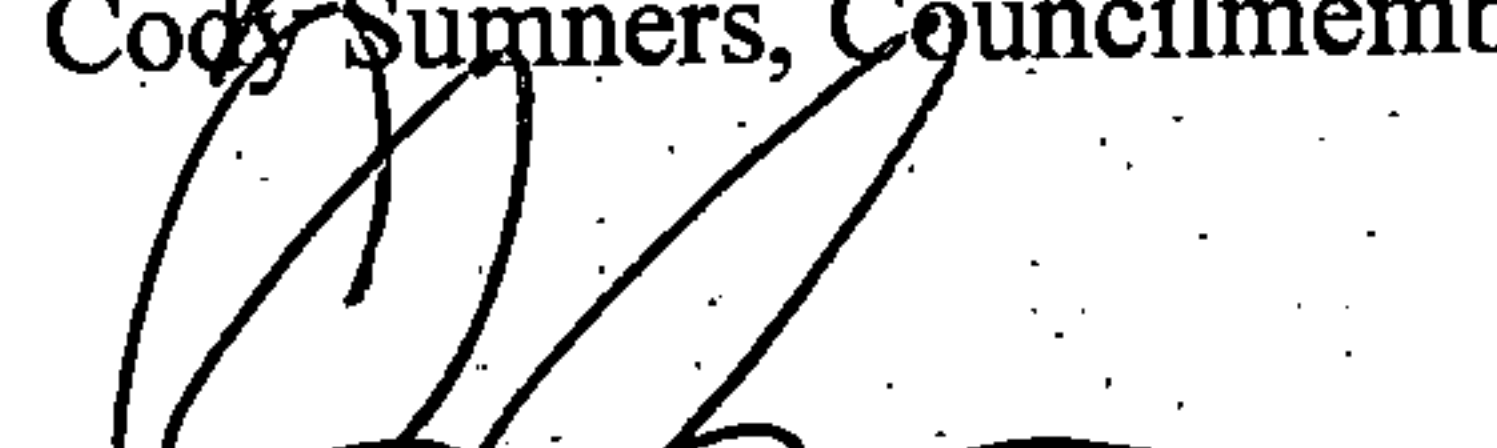
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

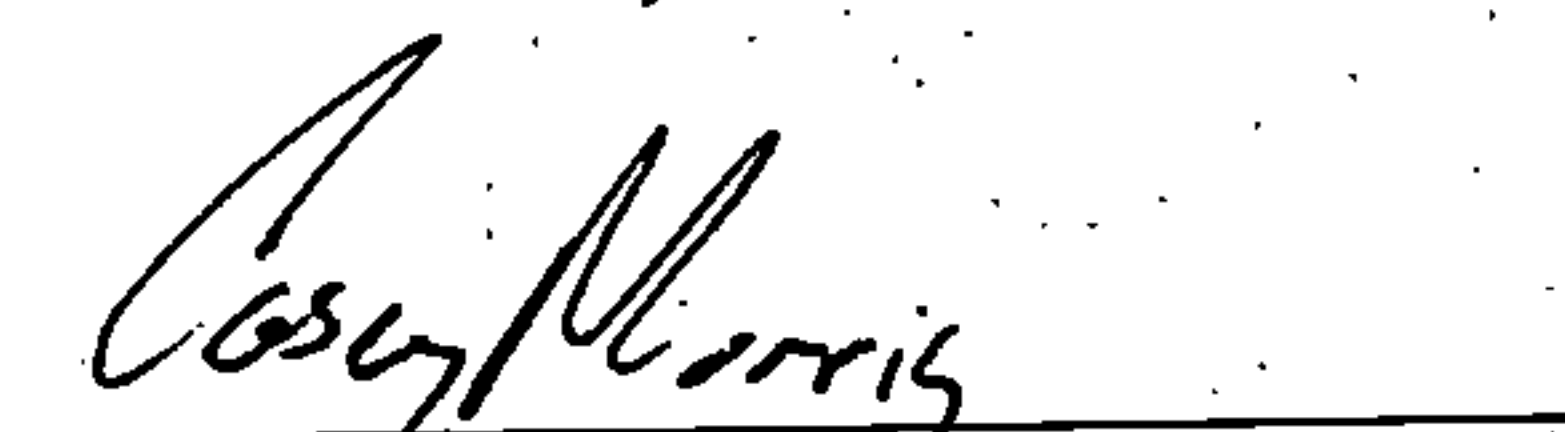

Tony Picklesimer, Mayor


Scott L. Weygand, Councilmember



Tiffany Bittner, Councilmember


Cody Sumners, Councilmember


Chris Grace, Councilmember


Casey Morris, Councilmember

Petition Exhibit B


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Ordinance Number: **X-2023-01-17-977**

Property Owner(s): **Jeremy & Amber Brittain**

Property: **Parcel ID #09 6 23 0 000 002.028**

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 #20210930000477230, 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 #: 09.6.23

ORD #:
X-2023-01-17-977



BRITTAIN ANNEXATION 411 SIGNAL VALLEY TRAIL



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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): JEREMY + AMBER BRITTAIN

Property Address: 411 SIGNAL VALLEY TR. CHELSEA 35043

Home Address City/State/Zip Code: SAME

Telephone Number(s) 205-790-7836

Parcel ID Number 09 6 23 0 000 002.028
(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)

Abritta

1/5/23
Date

J. Brittain

1/5/23
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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20210930000477230
09/30/2021 10:50:24 AM
DEEDS 1/3

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Jeremy Brittain
Amber Brittain 411 Signal Valley Trail
Chelsea, AL 35043

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Eighty Thousand Dollars and No Cents (\$780,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Stuart C. Jones and Kara Jones, a married couple, whose mailing address is:

2541 Willow Brook Circle, Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jeremy Brittain and Amber Brittain, whose mailing address is:

411 Signal Valley Trail, Chelsea, AL 35043

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 411 Signal Valley Trail, Chelsea, AL 35043 to-wit:

Lot 3, according to the Survey of Sky Ridge Subdivision, as recorded in Map Book 23, Page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the following described easement:

60 foot easement for ingress, egress and utilities, centerline description to wit:

From the SW corner of the NE 1/4-NW 1/4 of Section 23, Township 19 South, Range 1, run thence east along the south boundary of said NE 1/4 - NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg 25' 49" left and run 99.24 feet along said easement centerline and the following courses: 06 deg 03' 54" left for 104.89 feet; 12 deg 24' 30" left for 175.59 feet; 10 deg 38' right for 201.28 feet; 12 deg 54' 55" right for 165.02 feet; 05 deg 37' 50" left for 265.89 feet; 15 deg 35' 30" right for 323.69 feet; 13 deg 58' 30" left for 188.54 feet; 08 deg 44' right for 128.93 feet to a point on the north boundary of aforementioned Section 23; thence turn 180 deg 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses: 54 deg 49' 11" right for 141.23 feet; 12 deg 33' 27" left for 110.76 feet; 20 deg 34' 50" left for 169.50 feet; 15 deg 05' 36" right for 86.16 feet; 36 deg 33' 41" right for 166.53 feet; 29 deg 09' 29" left for 97.38 feet; 14 deg 44' 38" left for 198.02 feet; 16 deg 40' 30" left for 276.22 feet; 34 deg 30' 41" left for 274.24 feet to a point on the south boundary of the NW 1/4- NE 1/4 of aforementioned Section 23; thence turn 02 deg 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right having a delta angle of 65 deg 53' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet thence turn 122 deg 12' 30" left and run 760.84 feet along said easement centerline to a point on the north boundary of the SW 1/4- NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180 deg 00' right and run 760.84 feet along said easement centerline; thence turn 57 deg 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg 42' 42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80



feet; thence turn 116 deg 34' 50" left and run 68.62 feet along said easement centerline; thence turn 180 deg 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg 17' 51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg 09' 45" and tangents of 80 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 208.97 feet; thence turn 154 deg 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180 deg 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg 48' left and run 278.49 feet along said centerline easement; thence turn 09 deg 12' left and run said easement centerline a distance of 261.83 feet to a point on the east boundary of the SE 1/4 - SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right having a delta angle of 74 deg 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point on termination of herein described easement centerline on the north boundary of Old U.S. Hwy # 280 (80 foot right of way) and further, from the described point of termination back north/northeasterly along the described centerline of a point of intersection with the south boundary of the SE 1/4 - SW 1/4 of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain certain easement centerline described in Book 184 at page 89; said property being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$657,050.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

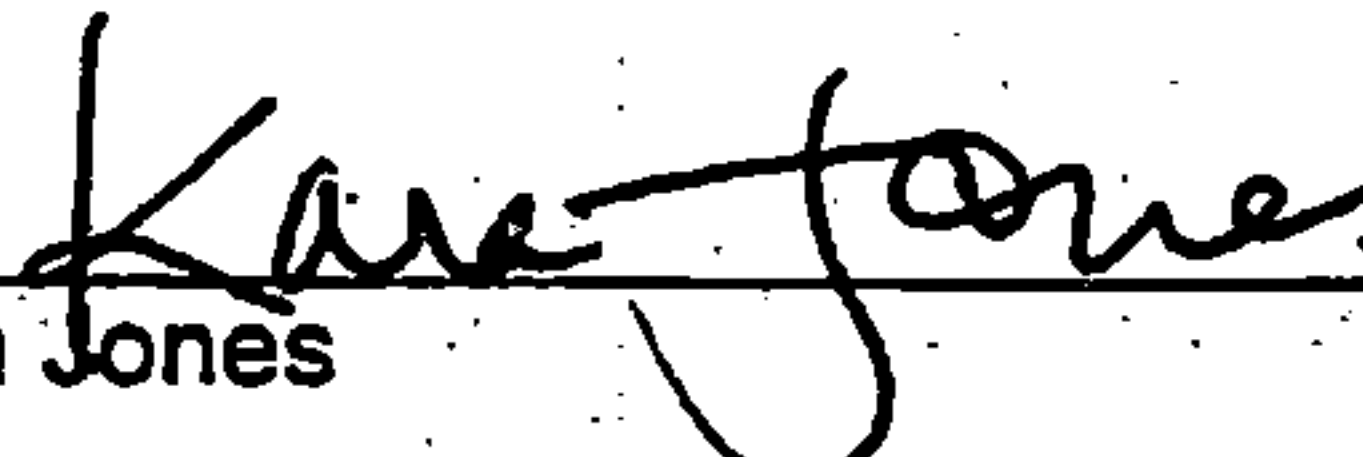
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IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 29 day of September, 2021.


Stuart C. Jones

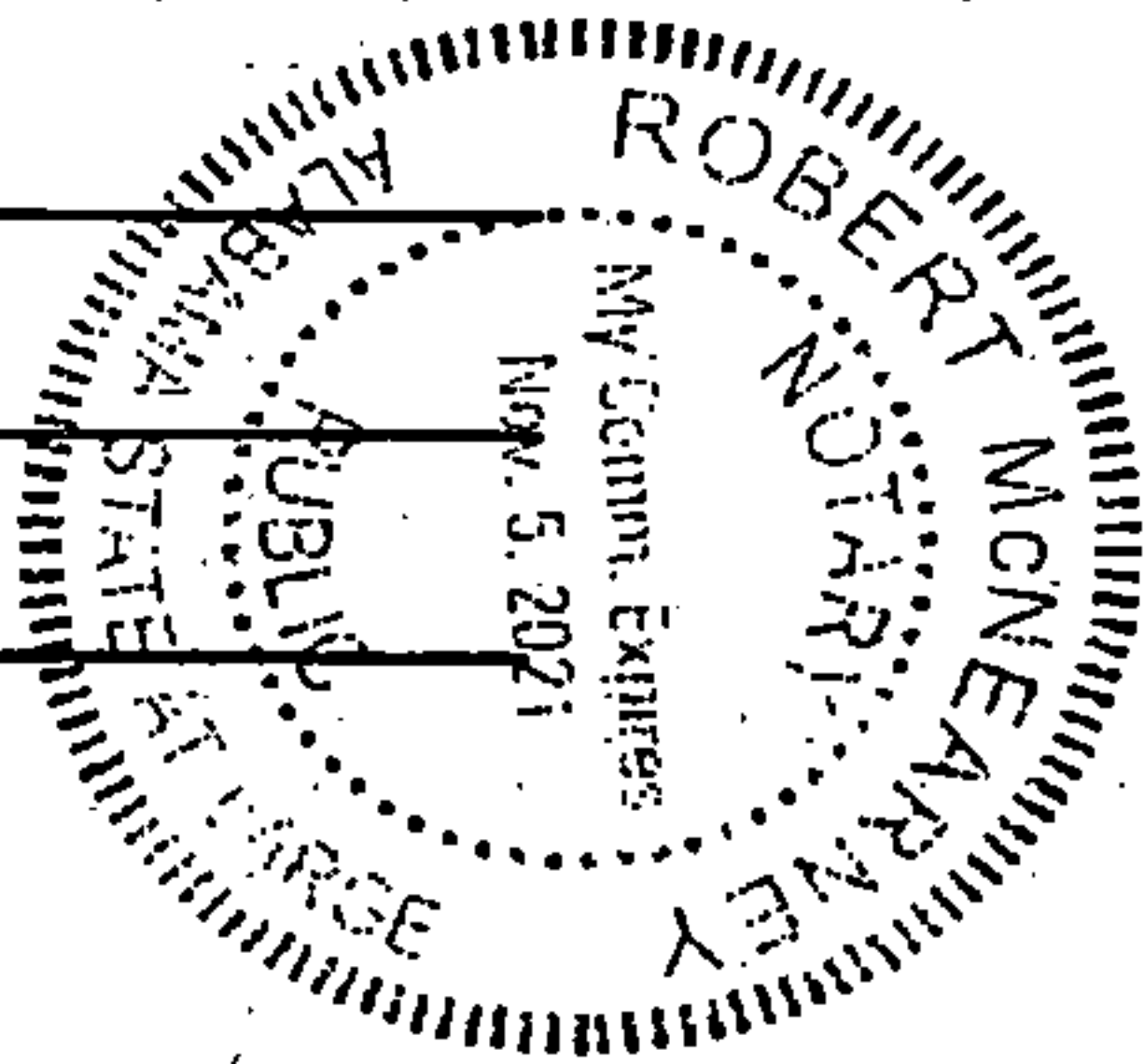

Kara Jones

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stuart C. Jones and Kara Jones, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 28th day of September, 2021.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 10:50:24 AM
\$151.00 JOANN
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