

# *Certification Of Annexation Ordinance*

Ordinance Number: **X-2024-09-03-1001**

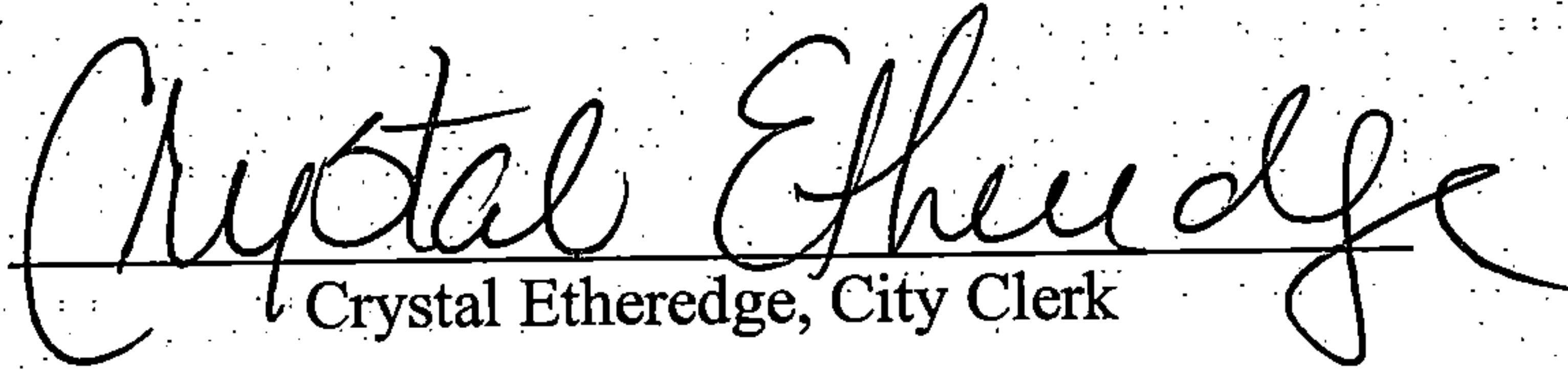
Property Owner(s): **Greg & Laura Masters**

Property: **Parcel ID #15 2 03 0 001 010.002**

  
20240924000296080 1/8 \$43.00  
Shelby Cnty Judge of Probate, AL  
09/24/2024 08:01:52 AM FILED/CERT

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 September 3<sup>rd</sup>, 2024 and as same appears in minutes of record of said meeting, and published by posting copies thereof on September 4<sup>th</sup>, 2024, at the public places listed below, which copies remained posted for five business days (through September 11<sup>th</sup>, 2024).

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](http://www.cityofchelsea.com)

  
Crystal Etheredge, City Clerk

## City of Chelsea, Alabama

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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

Cody Sumners, Councilmember

Scott L. Weygand, Councilmember

Chris Grace, Councilmember

Arthur Fisher, Jr., Councilmember

Casey Morris, Councilmember

**Petition Exhibit B**

Ordinance Number: **X-2024-09-03-1001**

Property Owner(s): **Greg & Laura Masters**

Property: **Parcel ID #15 2 03 0 001 010.002**



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**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 #20240611000173590 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.



PARCEL ID: 15 2 03 0 001 010.002

ORD #: X-2024-09-03-1001

# MASTERS ANNEXATION 3199 HIGHWAY 39

20240924000296080 4/8 \$43.00  
Shelby Only Judge of Probate, AL  
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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): Laura D Masters & Gregory S Masters

Property Address: 3199 Highway 39

Home Address City/State/Zip Code: Chelsea, AL 35043

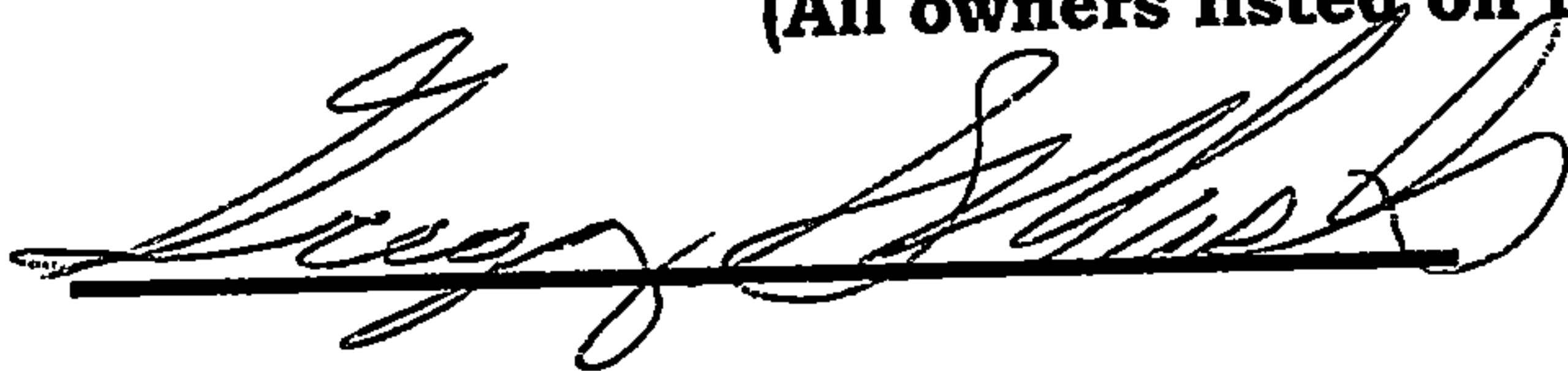
Telephone Number(s) 205.369.9710

Parcel ID Number 15 2 03 0 001 010.002  
(As listed on property tax notice)

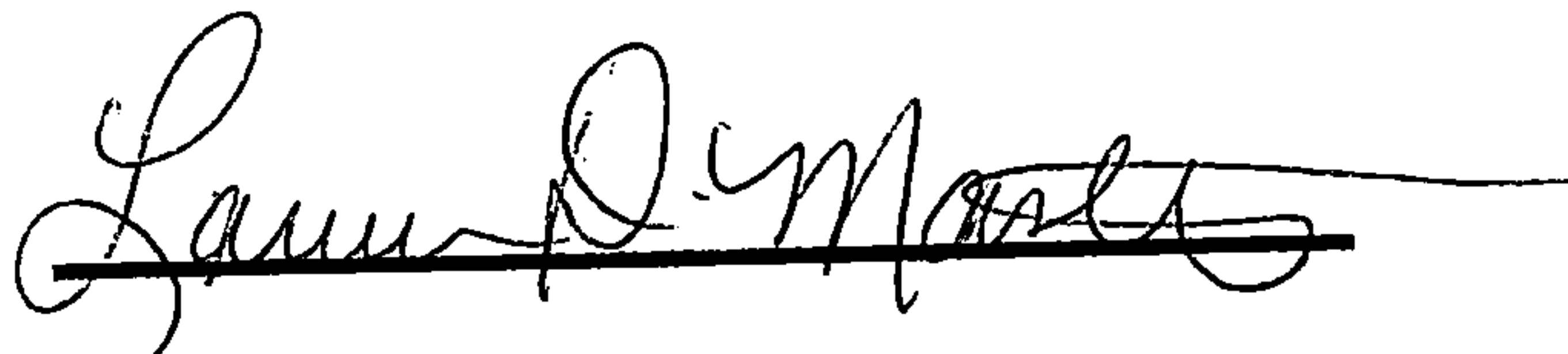
Number of registered voters residing at this Parcel 2

**SIGNATURE OF PROPERTY OWNER(S)**

(All owners listed on the deed must sign)



8/14/24  
Date



8/14/24  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date



20240924000296080 5/8 \$43.00  
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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**

Send Tax Notice to:  
Gregory S. Masters and Laura D.  
Masters

3199 Hwy 39  
Chelsea, AL 35043

This Instrument Prepared By:  
Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-24-3812

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned  
Ronald E. Ragsdale, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

305 Forest Hills Dr Childersburg, AL 35044  
by Gregory S. Masters and Laura D. Masters (herein referred to as "Grantee," whether one or more), whose mailing address is

3199 Hwy 39 Chelsea, AL 35043  
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Right of Survivorship, the following described real property, which has a mailing address of 3199 Hwy 39, Chelsea, AL 35043, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Ronald E. Ragsdale is the surviving grantee of that certain deed recorded in Book 1998, Page 12290. The other grantee, Connie L. Ragsdale having died on or about the 3<sup>rd</sup> day of October, 2022.

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$502,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this

7<sup>th</sup> day of June

2024

Ronald E. Ragsdale  
Ronald E. Ragsdale

STATE OF ALABAMA  
COUNTY OF JEFFERSON

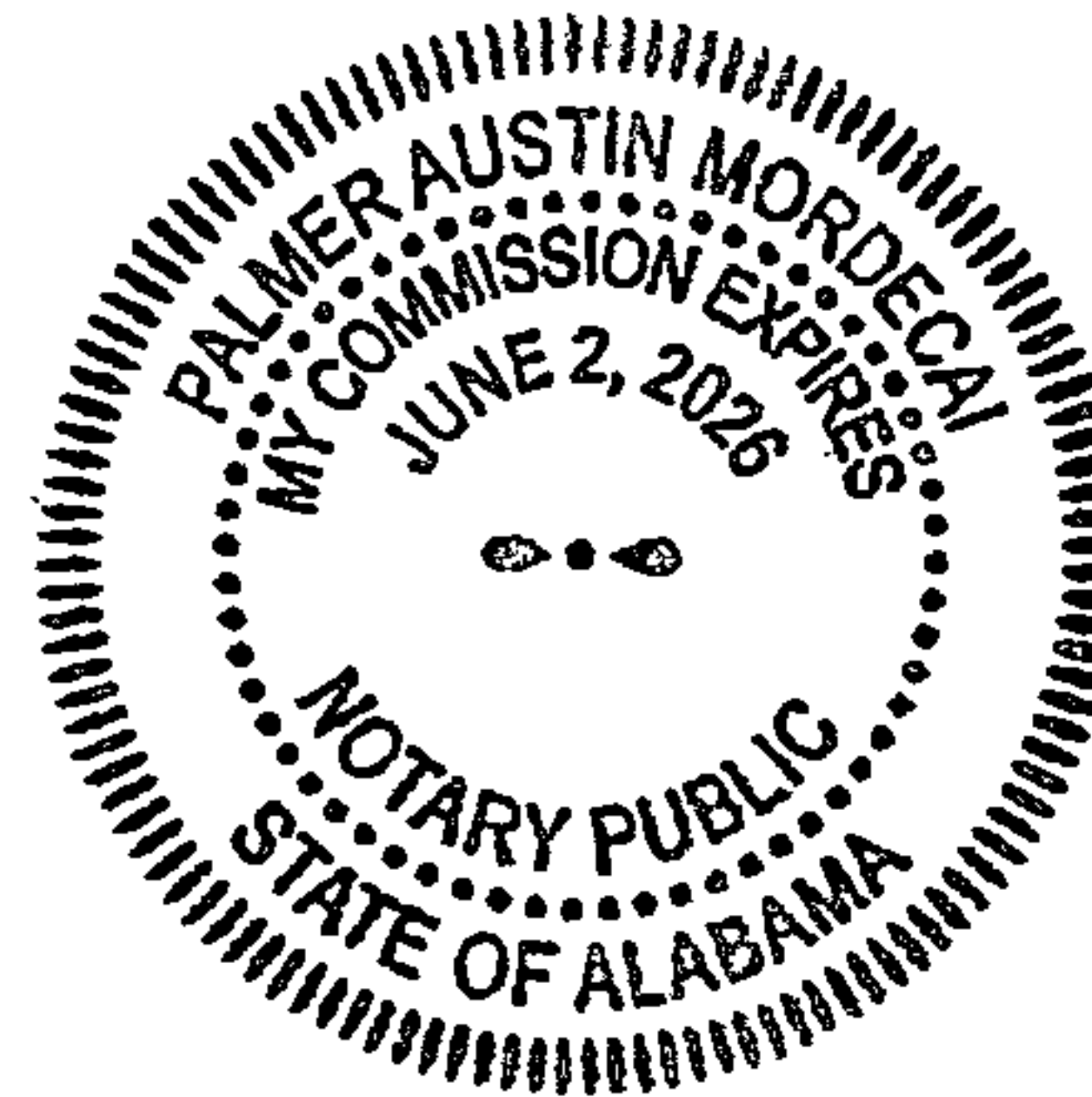


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I, the undersigned Notary Public in and for said County and State, hereby certify that Ronald E. Ragsdale whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of June, 2024.

[Signature]  
Notary Public  
My Commission Expires:



## EXHIBIT A



20240924000296080 8/8 \$43.00  
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### Property 1:

A part of Lots 2 and 3 of Block 2, of Gilbert Estate (1964) situated in the SW 1/4 of the NW 1/4 of Section 3, and the SE 1/4 of the NE 1/4 of Section 4, all in Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Beginning at the SE corner of the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said quarter section a distance of 266.20 feet to a point; thence turn  $67^{\circ} 12' 59''$  left and run Northwesterly 1300.10 feet to a point; thence turn  $90^{\circ} 00' 00''$  left and run Southwesterly 90.00 feet to a point; thence turn  $106^{\circ} 41' 57''$  right and run northwesterly 313.21 feet to a point on the Easterly margin of Shelby County Highway 39 in a curve to the right having a central angle of  $02^{\circ} 19'$  and a radius of 1485.15 feet; thence turn  $94^{\circ} 52' 31''$  left to chord and run Southwesterly along the chord of said curve a chord distance of 60.00 feet to a point; thence turn  $93^{\circ} 03' 24''$  to the left from chord and run Southeasterly 400.00 feet to a point; ~~thence turn  $86^{\circ} 48' 19''$  right and run Southwesterly~~ 231.78 feet to a point; thence turn  $90^{\circ} 16' 32''$  left and run Southeasterly 692.14 feet to a point on the South line of the SW 1/4 of the NW 1/4 of said Section 3 and the south line of said Lot 2, of Block 2 of Gilbert Estate; thence turn  $36^{\circ} 57' 51''$  left and run Easterly along said quarter quarter line 708.78 feet to a point; thence turn  $00^{\circ} 09' 39''$  right and continue easterly along said line 69.84 feet to the point of beginning; being situated in Shelby County, Alabama.