

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

Ordinance Number: **X-10-09-21-496**

Property Owner(s): **Tree Top Family Adventures, LLC**

Property: Parcel ID **#09-4-17-0-001-028.000**

I, Becky C. Landers, 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 the regular meeting held on September 21st, 2010 as same appears in minutes of record of said meeting, and published by posting copies thereof on September 21st, 2010, at the public places listed below, which copies remained posted for five business days (through September 27th, 2010).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
Chelsea Sports Complex, Highway 39, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043
Chelsea Senior Lodge, 706 County Rd 36, Chelsea, AL 35043
City of Chelsea Website-www.cityofchelsea.com


Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No X-10-09-21-496

Property Owner(s): **Tree Top Family Adventures, LLC**

Property: Parcel ID #**09-4-17-0-001-028.000**

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition (as Exhibit B) 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

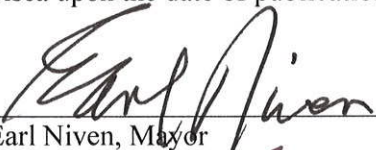
Whereas, said petition contains (as Petition Exhibit A) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and


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 is zoned AR which together is contiguous to the corporate limits of Chelsea;

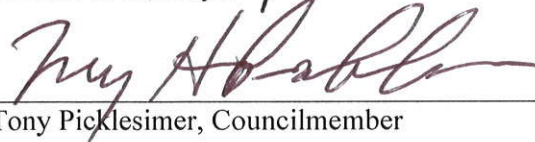
Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

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.


S. Earl Niven, Mayor


Ricky King, Councilmember


Tony Picklesimer, Councilmember


Robert Barnes, Councilmember


Jeffrey M. Denton, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this the 21st day of September, 2010


Becky C. Landers, City Clerk

Petition Exhibit A

Property owner(s): Tree Top Family Adventures, LLC

Property: Parcel ID #09-4-17-0-001-028.000

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 A), Instrument # 20100831000281040, 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.

\$320.00



20100831000281040 1/2 \$275.00
Shelby Cnty Judge of Probate, AL
08/31/2010 02:51:21 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars (\$10.00) and other good and valuable considerations to Butch Jones and wife, Alida J. Jones (herein called the "Grantors"), in hand paid by Tree Top Family Adventure, LLC, an Alabama limited liability company (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee, the real estate situated in Shelby County, Alabama, and described on Exhibit A, which is attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2010 and thereafter, and (ii) easements, restrictions, and rights-of-way of record.

And the Grantors do for themselves, and for their heirs, personal representatives and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, personal representatives, and assigns shall, warrant and defend the same unto the Grantee, its successors and assigns forever against the lawful claims of all persons except those claiming under the aforesaid encumbrances.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 31 day of August, 2010.

Butch Jones

Alida J. Jones

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Butch Jones and wife, Alida Jones, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of August, 2010.

Notary Public
My commission expires: July 16, 2013

This instrument prepared by:


Mr. Jackson M. Payne
Leitman, Siegal, Payne & Campbell, P.C.
420 20th Street North, Suite 2000
Birmingham, Alabama 35203

Send Tax Notice To:

Tree Top Family Adventure LLC
150 Highland View Drive
Birmingham, Alabama 35242

Shelby County, AL 08/31/2010
State of Alabama
Deed Tax : \$260.00

SCHEDULE A
(continued)


20100831000281040 2/2 \$275.00
Shelby Cnty Judge of Probate, AL
08/31/2010 02:51:21 PM FILED/CERT

LEGAL DESCRIPTION

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West; thence run South along the East line of said 1/41/4 Section a distance of 788.50 feet; thence turn an angle of 84 degrees 29 minutes 30 seconds to the right and run a distance of 510.00 feet; thence turn an angle of 84 degrees 19 minutes 30 seconds to the right and run a distance of 40.70 feet to the NW right of way line of Shelby County Highway No. 41 and the point of beginning; thence turn an angle of 38 degrees 42 minutes 45 seconds to the left and run a distance of 379.10 feet; thence turn an angle of 78 degrees 33 minutes 15 seconds to the left and run a distance of 191.80 feet to the East Right of Way line of U.S. Highway No. 280; thence turn an angle of 64 degrees 51 minutes 02 seconds to the left and run along said right of way line a distance of 38.50 feet; thence turn an angle of 39 degrees 23 minutes 55 seconds to the left and run along said right of way line a distance of 155.05 feet; thence turn an angle of 40 degrees 08 minutes 16 seconds to the left and run along said right of way line a distance of 308.02 feet; thence turn an angle of 04 degrees 41 minutes 19 seconds to the left and run along said right of way a distance of 8.98 feet to the point of beginning; Situated in the NW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County Alabama.

Less and except the following described property conveyed in Instrument No. 20060329000145990:

A part of the SW 1/4 of SE 1/4, Section 17, Township 19 South, Range 1 West, identified as Tract No. 1, Parcel 1 of 1, Project No. ST-059-038-003, Shelby County, Alabama and being more fully described as follows:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 1 West, run thence N 07 degrees 12 minutes 35 seconds E a distance of 1882.20 feet, more or less, to a point on present RAW of County Road 41, which is the Point of Beginning.

Thence N 70 degrees 51 minutes 05 seconds W and along the present RAW line of U.S. 280 a distance of 97.34 feet to a point on the present RAW line; (said point offset 89.87 feet and perpendicular to centerline County Road 41 at station 52 + 20.00);

Thence N 71 degrees 25 minutes 43 seconds E and along the required RAW line a distance of 282.18 feet to a point on the required RAW line (said point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 55 + 00.00);

Thence N 64 degrees 05 minutes 42 seconds E and along the required RAW line if extended would intersect a point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 56 + 00, a distance of 41.25 feet to a point on the grantor's Northeast property line;

Thence S 69 degrees 50 minutes 51 seconds E and along the grantor's property line a distance of 21.89 feet to a point on the present RAW line of County Road 41;

Thence S 68 degrees 52 minutes 11 seconds W and along the present RAW line a distance of 310.84 feet; to the point and place of BEGINNING.

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit B" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Signed on the 30 day of August, 2010

Bucky C. Sanders
Witness

[Signature] for TreeTop Family Adventure, LLC
Owner Signature

Alexander T. Jones
Print name

1012 Dunsmuir Valley Rd.
Mailing Address

1004 Dunsmuir Valley Rd.
Property Address (if different)

205-637-6688
Telephone Number (Day)

(205) 240-6038
Telephone Number (Evening)

Witness

[Signature]
Owner Signature

Alexander T. Jones
Print Name

Number of people on property 0
Proposed Property Usage (Circle One)
Commercial or Residential

Mailing Address

Property Address (if different)

Telephone number (Day)


(All owners listed on the deed must sign)

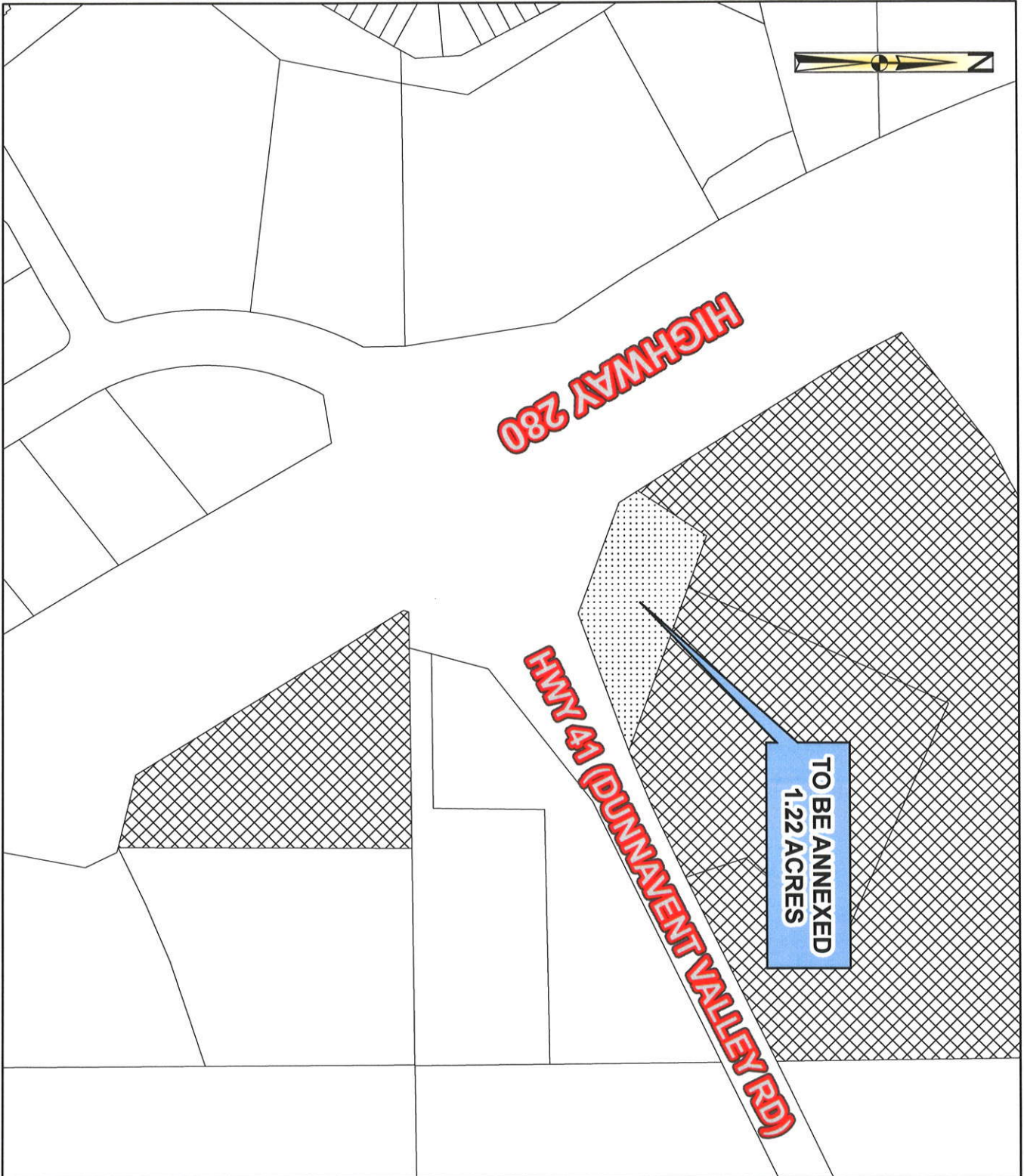
Telephone Number (Evening)



Exhibit C
X-10-09-21-496

Map ID#
09-4-17

 Chelsea City Limits
 Area to be Annexed



TREE TOP FAMILY ADVENTURES
1004 DUNNAVENT VALLEY ROAD