

FORM ROW-4  
Rev 10/26/17

This Instrument Prepared By:  
Nathanael McCall  
ROW Bureau  
1409 Coliseum Boulevard  
Alabama Department of Transportation  
Montgomery, AL. 36110

**STATE OF ALABAMA**

**COUNTY OF MOBILE**

**PROJECT NO. ST-049-I10-006**  
**CPMS PROJ. NO. 100067521**  
**TRACT NO. 17**  
**DATE: February 14, 2019**

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
\_\_\_\_\_ Zero (\$0.00) \_\_\_\_\_ dollar(s), cash in hand paid to the undersigned by the State  
of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I  
(we), the undersigned grantor(s), \_\_\_\_\_ Mobile County Commission \_\_\_\_\_  
have this day bargained and sold, and by these presents do hereby grant, bargain, sell and  
convey unto the State of Alabama the following described property:

**A part of Section 23 and Section 26, Township 4-S, Range 1-W, identified as Tract No. 17 on  
Project No. ST-049-I10-006 in Mobile County, Alabama and being more fully described as  
follows:**

**Parcel 1 of 3:**

Commencing at a found iron cap at the intersection of the present East R/W line of S. Conception  
Street and the present North R/W line of Savannah Street;

thence northerly and along said present East R/W line of S. Conception Street a distance of 985  
feet, more or less, to a point on said present East R/W line of S. Conception Street [point also on  
the acquired R/W line (said line offset 79.00' RT and parallel to centerline of project)], which is the  
point and place of BEGINNING;

thence N 7°46'47" E and along said present R/W line a distance of 152.21 feet to a point on the  
present South R/W line of Palmetto Street;

thence S 81°57'16" E and along said present R/W line a distance of 64.90 feet to a point on the  
acquired R/W line (said line offset 79.00' RT and perpendicular to the centerline of project at station  
496+67.49);

thence following the curvature thereof an arc distance of 165.24 feet and along the acquired R/W  
line (said arc having a chord bearing of S 30°54'43" W, a counterclockwise direction, a chord  
distance of 165.19 feet and a radius of 1871.00 feet) to the point and place of BEGINNING,  
containing 0.11 acre(s), more or less.

**Parcel 2 of 3:**

Commencing at the intersection of the present East R/W line of St. Emanuel Street and the present  
North R/W line of Palmetto Street;

FORM ROW-4  
Rev 10/26/17

thence northerly and along said present East R/W line of St. Emanuel Street a distance of 270 feet, more or less, to a point on said present R/W line, [point also on the acquired R/W line (said line offset 120.10' RT and parallel with centerline of project), which is the point of BEGINNING;

thence N 7°58'59" E and along said present R/W line a distance of 96.20 feet to a point on the present South R/W line of Canal Street;

thence S 86°54'38" E and along said present R/W line a distance of 87.28 feet to a point on the acquired R/W line (said line offset 120.10' RT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 135.33 feet and along the acquired R/W line (said arc having a chord bearing of S 47°58'47" W, a counterclockwise direction, a chord distance of 135.30 feet and a radius of 1829.95 feet) to the point and place of BEGINNING, containing 0.10 acre(s), more or less.

**Parcel 3 of 3:**

Commencing at a found rebar at the NE corner of the property described in RP 4317, PG 807 as recorded in the Office of the Judge of Probate in Mobile County, Alabama;

thence southerly and along the properties east property line a distance of 200 feet, more or less, to a point on the present north R/W line of Virginia St.;

thence southwesterly and along said present R/W line a distance of 118 feet, more or less, to a point on the acquired R/W line (said point offset 327.70' LT and perpendicular to the centerline of project at station 452+55.40);

thence southwesterly and along the acquired R/W line a distance of 45 feet, more or less, to a point on the acquired R/W line (said point offset 356.60' LT and perpendicular to the centerline of project at station 452+20.24)

thence westerly and along the acquired R/W line a distance of 74 feet, more or less, to a point on grantor's east property line, which is the point and place of BEGINNING;

thence S 8°12'23" W and along the grantor's said property line a distance of 6.94 feet to a point on the present North R/W line of Virginia Street;

thence N 84°50'15" W and along said present R/W line a distance of 27.18 feet to a point on the acquired R/W line (said point perpendicular to centerline of project at station 451+59.55 LT);

thence N 81°2'3" E and along the acquired R/W line a distance of 28.41 feet to the point and place of BEGINNING, containing 0.01 acre(s), more or less.

**As a part of the consideration hereinabove stated the grantor has bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as; from approximate Station 452+73.00 LT to approximate Station 452+15.00 LT, Project No. ST-049-I10-006, County of Mobile, Alabama and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.**

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

FORM ROW-4  
Rev 10/26/17

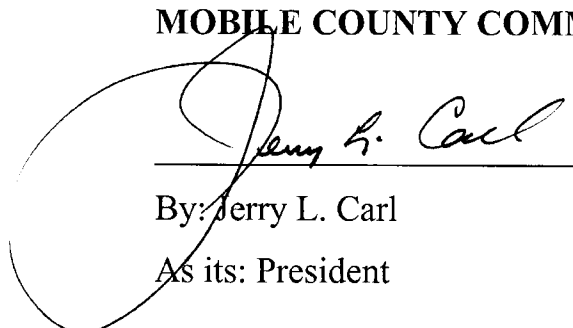
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal this the 31 day of March, 2020.

**MOBILE COUNTY COMMISSION**

  
By: Jerry L. Carl

As its: President

FORM ROW-4  
Rev 10/26/17

### ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that  
\_\_\_\_\_, whose name (s)  
\_\_\_\_\_, signed to the foregoing conveyance, and who \_\_\_\_\_ known  
to me, acknowledged before me on this day that, being informed of the contents of this conveyance,  
\_\_\_\_\_ executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

### ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

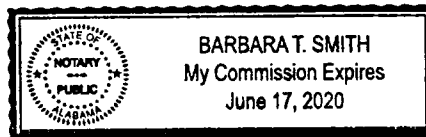
Mobile County

I, Barbara T. Smith, a Notary Public in and for said County, in said State,  
hereby certify that JERRY L. CARL whose name as President  
of the Mobile County Commission, 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 this conveyance, he, as such officer and  
with full authority, executed the same voluntarily for and as the act of said County.

Given under my hand this 31st day of March, A.D. 20 20.



Official Title SECRETARY



to  
STATE OF ALABAMA

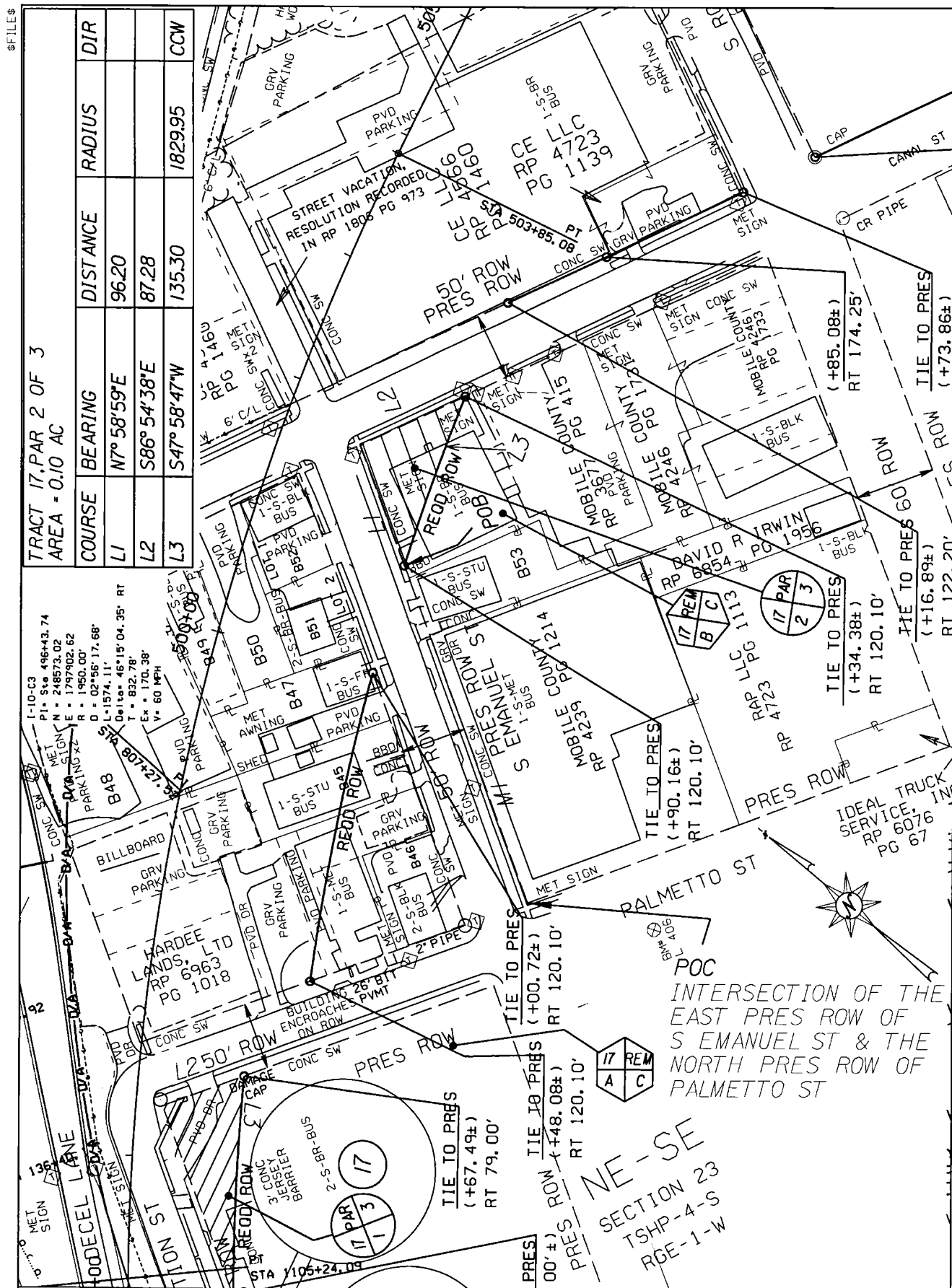
WARRANTY DEED

STATE OF ALABAMA

County of \_\_\_\_\_  
I, \_\_\_\_\_  
Judge of Probate in and for said County,  
Hereby certify that the within  
Conveyance was filed in my office at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_,  
and duly recorded in Deed Record \_\_\_\_\_  
page \_\_\_\_\_.  
Dated \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Judge of Probate  
\_\_\_\_\_  
County, Alabama.





MATCHLINE IS STATION 495+00

Tract #:	17	Scale:	1" = 100'
Grantor(s)	MOBILE COUNTY	State:	Alabama
Total Before:	9.00 AC	County:	Mobile
Total Acquired:	0.22 AC	Project:	ST-049-I10-006
Total Remainder:	8.78 AC	CPMS #:	100067521
THIS IS NOT A BOUNDARY SURVEY		Date:	14-Feb-19
		Sketch:	2 of 3

Tract #:	17	Scale:	1" = 100'
Grantor(s)		State:	Alabama
MOBILE COUNTY		County:	Mobile
Total Before:	9.00 AC	Project:	ST-049-110-006
Total Acquired:	0.22 AC	CPMS #:	100067521
Total Remainder:	8.78 AC	Date:	14-Feb-19
THIS IS NOT A BOUNDARY SURVEY		Sketch:	3 of 3

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Mobile County Commission  
 Mailing Address 205 Government Street  
Mobile, AL 36644

Grantee's Name State of Alabama  
 Mailing Address Department of Transportation  
1701 I-65 West Service Road North  
Mobile, AL 36618

Property Address 450 St Emanuel Street  
Mobile, AL 36603

Date of Sale March 31, 2020

Total Purchase Price \$ 0.00

or

Actual Value \$

or

Assessor's Market Value \$ Not assessed - County owned property

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

☐ Appraisal

☐ Sales Contract

☒ Other Deed

☐ Closing Statement

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 3/30/2020

Print Kenneth A. Watson

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Attorney Form RT-1