



FORM ROW-4
Rev 10/26/17

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This Instrument Prepared By:
Matthew Anderson
ROW Bureau
1409 Coliseum Boulevard
Alabama Department of Transportation
Montgomery, AL 36110

STATE OF ALABAMA

PROJECT NO. ST-049-I10-006

COUNTY OF MOBILE

CPMS PROJ. NO. 100067521

TRACT NO. 33

DATE: November 20, 2017

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$6,540.00 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), M & R Properties, Inc.
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 Township 4-S, Range 1-W, identified as Tract No. 33 on Project No. ST-049-I10-006
in Mobile County, Alabama and being more fully described as follows:**

Parcel 1 of 1:

Commencing at the intersection of the present North R/W line of New Jersey Street and the
present East R/W line of S. Conception Street;

thence westerly and along the present North R/W line of New Jersey Street a distance of 287 feet,
more or less, to a point on the present East R/W line of I-10;

thence northerly and along said present R/W line a distance of 48 feet, more or less, to a point on
said present R/W line (said point also on the grantor's South property line), which is the point of
BEGINNING;

thence N 28°22'38" E and along said present R/W line a distance of 52.92 feet to a point on said
present R/W line;

thence N 22°48'15" E and along said present R/W line a distance of 5.95 feet to a point on the
grantor's North property line;

thence S 87°53'24" E and along the grantor's said property line a distance of 20.28 feet to a point
on the grantor's East property line;

thence S 7°39'1" W and along the grantor's said property line a distance of 53.27 feet to a point on
the grantor's South property line;

thence N 87°53'24" W and along the grantor's said property line a distance of 40.66 feet to the
point and place of BEGINNING, containing 0.04 acre(s), more or less.

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.

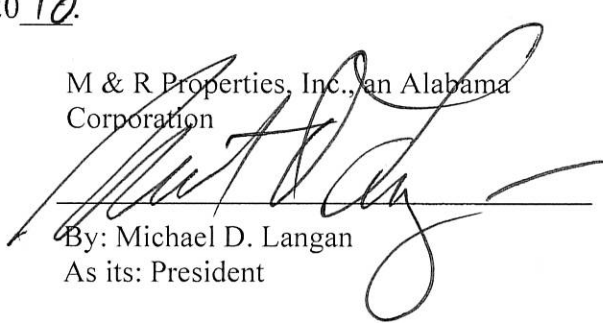
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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 26th day of SEPTEMBER, 2018.

M & R Properties, Inc., an Alabama
Corporation


By: Michael D. Langan
As its: President

Mobile County, Alabama
I hereto certify this instrument
filed on : 09/27/2018 03:19:42 PM
Don Davis, Probate Judge
Deed Tax: \$.00
Mortgage Tax: \$.00
Mineral Tax: \$.00
No Tax: \$.00
Judge Fee: \$1.00
S.R. Fee: \$.00
Surcharge Fee: \$.00
Recording Fee: \$13.50
TOTAL: \$16.50
2018056045
Bk:LR7685
Pg:28

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, _____, a _____ in and for said County, in said State,
hereby certify that _____ Michael D. Langan _____ whose name as
_____ President _____ of _____ M & R Properties, Inc., _____, a corporation, 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 corporation.

Given under my hand this 26th day of September, A.D. 2018.



Alexandra Chaisson
Official Notary Public Seal
Alabama State At Large
My Commission Expires:
March 25, 2019

Alexandra Chaisson

Official Title _____

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.

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N28° 22' 38"E	52.92		
L2	N22° 48' 15"E	5.95		
L3	S87° 53' 24"E	20.28		
L4	S7° 39' 1"W	53.27		
L5	N87° 53' 24"W	40.66		

POB

465+00
18.96' CLEARANCE

MET SIGN
BRIDGE

~~NW-NE
SECTION 26
TSHP-4-S
RGE-1-W~~

40, ROW

 $8010 + 00$

NEW JERSEY ST

~~TAYLOR
SUBDIVISION C
MB 40 PG 1190
THOMAS CRAIG
STEPHENS
PP 5876 PG 54~~

1-S-MET
BUS

S CONCEPTIÓN ST

POC IS THE INTERSECTION OF THE
PRESENT NORTH R/W LINE OF NEW
JERSEY ST AND THE PRESENT EAST
R/W LINE OF S.CONCEPTION ST.

CONC
SW

DNC SW
MET
SIGN

MET
SIGN

PVD
PARKING

PVC
DR

STA

Tract #:	33	Scale:	1" = 50'
Grantor(s)		State:	Alabama
M&R PROPERTIES INC		County:	Mobile
Total Before:	0.04 AC	Project:	ST-049-110-006
Total Acquired:	0.04 AC	CPMS #:	100067521
Total Remainder:	0.00 AC	Date:	20-Nov-17
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 of 1

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name M & R Properties, Inc.
Mailing Address 267 Houston Street
Mobile, AL 36606

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

Property Address Vacant land

Date of Sale _____
Total Purchase Price \$ 6,540.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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).

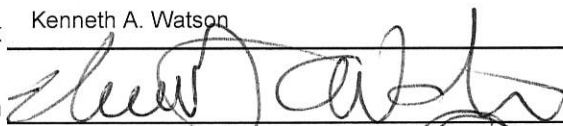
Date 9/26/18

Print Kenneth A. Watson

____ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Attorney

Form RT-1