

Inst. # 2018059234 Pages: 1 of 6 Doc: D
I certify this instrument filed on 10/17/2018 4:18 PM
Don Davis, Judge of Probate
Mobile County, AL. Rec: \$19.00
DeedTx: \$0.00
Clerk: KROBINSON

This Instrument Prepared By:
Kenneth A. Watson – Special Counsel
Jones Walker LLP.
11 North Water Street, Suite 1200
Mobile, AL. 36602

STATE OF ALABAMA

COUNTY OF MOBILE

PROJECT NO. ST-049-I10-006
CPMS PROJ. NO. 100067521
TRACT NO. 35
DATE: September 24, 2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$204,300.00 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), James Barkley Lindsey, a married man
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. 35 on Project No. ST-049-I10-006
in Mobile County, Alabama and being more fully described as follows:**

Parcel 1 of 1:

PARCEL A:

THAT PROPERTY DESCRIBED AS PARCELS A AND B IN THE DEED RECORDED
IN REAL PROPERTY BOOK 4604, PAGE 645, LESS AND EXCEPT THAT PORTION
CONDEMNED IN PROBATE COURT CASE NO. 64,608 AND DESCRIBED IN REAL
PROPERTY BOOK 4181, PAGE 9, ALL IN THE OFFICE OF THE JUDGE OF
PROBATE, MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE
ORIGINAL SOUTH RIGHT-OF-WAY OF VIRGINIA STREET (50 FOOT RIGHT-OF-
WAY) AND THE ORIGINAL WEST RIGHT-OF-WAY OF FRANKLIN STREET,
SOMETIMES KNOWN AS LAWRENCE STREET (50 FOOT RIGHT-OF-WAY);
THENCE WESTWARDLY ALONG SAID ORIGINAL SOUTH LINE OF VIRGINIA
STREET A DISTANCE OF 65.89 FEET TO A POINT; THENCE WITH AN ANGLE TO
THE RIGHT OF 90 DEGREES, RUN SOUTHWARDLY A DISTANCE OF 8.0 FEET TO
A POINT THAT IS 33 FEET SOUTH OF THE CENTERLINE OF VIRGINIA STREET
AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;
THENCE WESTWARDLY AND PARALLEL WITH SAID CENTERLINE OF VIRGINIA
STREET A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY OF
INTERSTATE HIGHWAY 10; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT
OF 91 DEGREES 04 MINUTES 47 SECONDS, RUN SOUTHWARDLY ALONG SAID
EAST RIGHT-OF-WAY A DISTANCE OF 292.97 FEET TO A POINT; THENCE WITH
AN INTERIOR ANGLE TO THE RIGHT OF 88 DEGREES 55 MINUTES 13 SECONDS,
RUN EASTWARDLY), A DISTANCE OF 18.35 FEET TO A POINT THAT IS 45 FEET
WESTWARDLY OF AT RIGHT ANGLES TO THE CENTERLINE OF FRANKLIN
STREET; THENCE NORTHEASTWARDLY ALONG A LINE PARALLEL WITH THE
CENTERLINE OF FRANKLIN STREET OR NEARLY SO AND ALONG THE ARC OF A
199 FOOT RADIUS CURVE CONCAVE NORTHWESTWARDLY A DISTANCE OF
186.00 FEET TO A POINT (THE CHORD OF SAID CURVE MAKING AN INTERIOR
ANGLE TO THE RIGHT OF 116 DEGREES 16 MINUTES 18 SECONDS WITH THE
LAST DESCRIBED LINE AND HAVING A LENGTH OF 179.30 FEET); THENCE
NORTHWARDLY ALONG A LINE 45 FEET WESTWARDLY FROM AND PARALLEL

WITH THE CENTERLINE OF FRANKLIN STREET (SAID LINE MAKING AN INTERIOR ANGLE TO THE RIGHT OF 155 DEGREES 14 MINUTES 17 SECONDS WITH THE CHORD OF THE LAST DESCRIBED CURVE) A DISTANCE OF 93.59 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 129 DEGREES 18 MINUTES 55 SECONDS, RUN NORTHWESTWARDLY A DISTANCE OF 59.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF VIRGINIA STREET AND THE WESTERLY RIGHT OF WAY OF FRANKLIN STREET, SAID POINT BEING THE NORTHEASTERLY MOST CORNER OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4576, PAGE 1438 OF THE PUBLIC RECORDS OF MOBILE COUNTY, ALABAMA AND OFFSET 10.04 FEET LEFT OF AND PERPENDICULAR TO PROJECT CENTERLINE OF THE ASPA ACCESS ROAD STATION 13+25.34; RUN THENCE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 41 DEGREES 18 MINUTES 16 SECONDS EAST A DISTANCE OF 30.76 FEET TO A POINT, SAID POINT BEING OFFSET 30.00 FEET RIGHT OF AND PERPENDICULAR TO PROJECT CENTERLINE OF THE ASPA ACCESS ROAD STATION 13+48.74; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 81 DEGREES 46 MINUTES 02 SECONDS WEST A DISTANCE OF 73.65 FEET TO A POINT, SAID POINT BEING OFFSET 30.00 FEET RIGHT OF AND PERPENDICULAR TO PROJECT CENTERLINE OF THE ASPA ACCESS ROAD STATION 12+75.09; THENCE NORTH 08 DEGREES 57 MINUTES 01 SECONDS EAST, 19.64 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF VIRGINIA STREET, SAID POINT BEING OFFSET 10.36 FEET RIGHT OF AND PERPENDICULAR TO PROJECT CENTERLINE OF THE ASPA ACCESS ROAD STATION 12+75.34; THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 82 DEGREES 07 MINUTES 46 SECONDS EAST, 50.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 0.03 ACRES, MORE OR LESS AND LOCATED IN SECTION 37, TOWNSHIP 4 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA, AND SAID TRACT BEING THAT LAND CONVEYED TO THE ALABAMA STATE PORT AUTHORITY AS TRACT 100 IN DEED DATED MAY 18, 2007 AND RECORDED IN REAL PROPERTY BOOK 6190, PAGE 1088.

PARCEL B:

THAT PT OF LOT 4 SQR 303 BERNOUDY TRT DESC AS BEG AT PT 119 FT W & 11 FT N OF NW COR OF N CAROLINE ST & FRANKLIN ST THEN N 55 DEG 50 MIN 18 SEC E 30 FT FROM & PAR TO SAID C/I TO SAID C/A DIS OF 57 FT MIL TON/LOF LOT 4 SQR 303 BERNOUDY TRT THEN WLY ALG N/L SAID LOT 42 FT M/L TO NW COR OF SAID LOT THEN S ALG W/L SAID LOT 39 FT M/L TO BEG WHICH IS 11 FT N OF (PRIOR PARCEL CONTD) SW COR OF SAID LOT 4 SQR 303 BERNOUDY TRT LESS AND EXCEPT BEGINNING AT THE INTERSECTION OF THE WEST PROPERTY LINE AND THE PRESENT NORTHWEST RIGHT-OF-WAY LINE OF SOUTH LAWRENCE STREET: THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 20 FEET, MORE OR LESS, TO A POINT THAT IS 45 FT NORTHWESTERLY OF, AND AT RIGHT ANGLES TO, THE CENTERLINE (PRIOR DESCRIPTION CONTD) OF SAID STREET; THENCE NORTHEASTERLY ALONG A LINE, PARALLEL WITH SAID CENTERLINE A DISTANCE OF 24 FEET, MORE OR LESS, TO THE NORTH PROPERTY LINE; THENCE EASTERLY ALONG SAID NORTH LINE DISTANCE OF 22 FEET, MORE OR LESS, TO SAID PRESENT NORTHWEST RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG SAID PRESENT NORTHWEST RIGHT-OF-WAY LINE A (PRIOR DESCRIPTION CONTD) DISTANCE OF 55 FT, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 0.014 ACRE, 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.

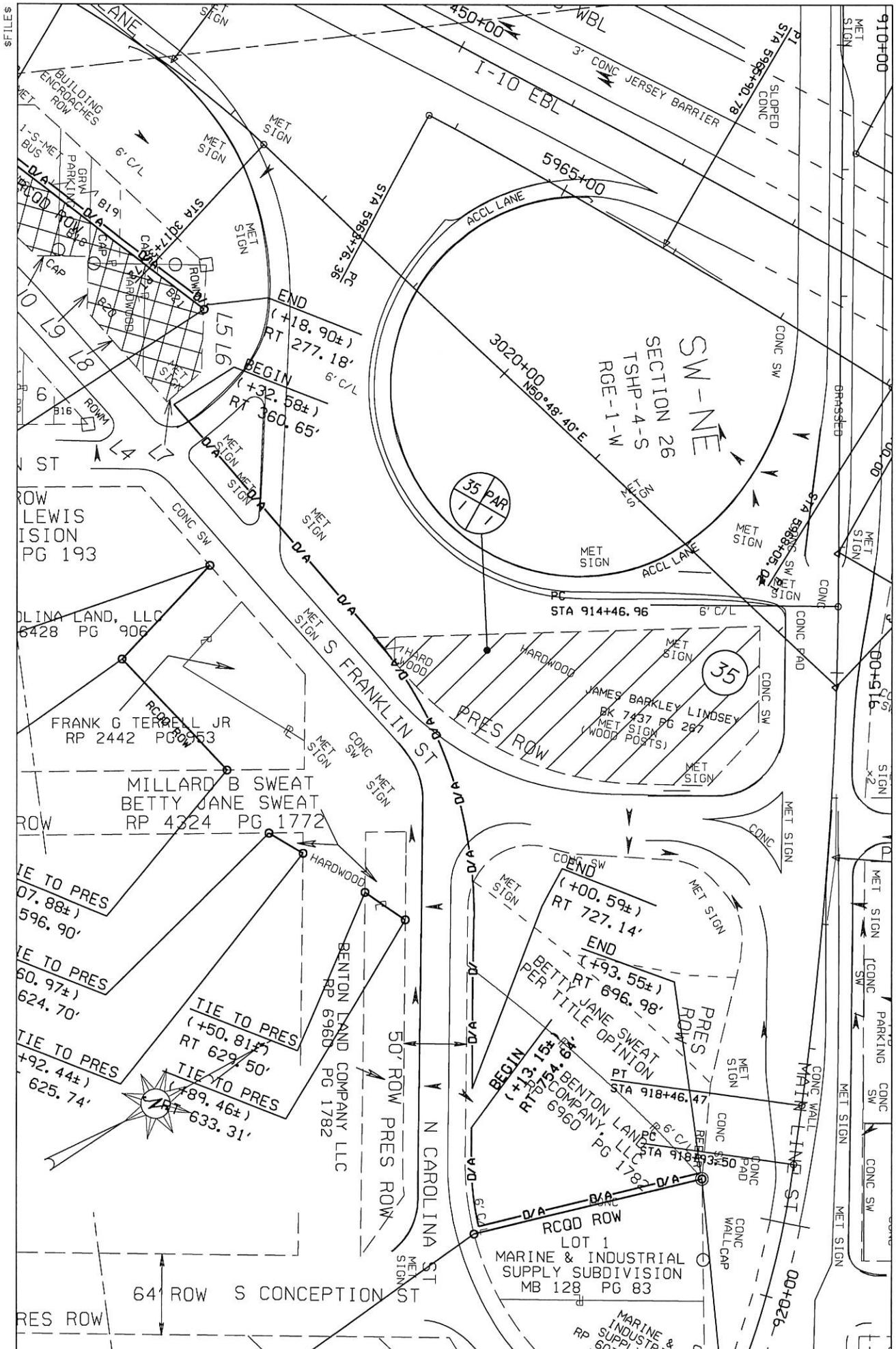
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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. And, Grantor warrants and covenants that the property conveyed is no part of his homestead.

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 11th day of October, 2018.


James Barkley Lindsey



Tract #:	35	Scale:	1" = 100'
Grantor(s)	JAMES BARKLEY LINDSEY	State:	Alabama
Total Before:	0.67 AC	County:	Mobile
Total Acquired:	0.67 AC	Project:	ST-049-I10-006
Total Remainder:	0.00 AC	CPMS #:	100067521
THIS IS NOT A BOUNDARY SURVEY		Date:	24-Sep-18
		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 James Barkley Lindsey
Mailing Address 7942 Rand Street
Houston, TX 77028

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

Property Address _____

Date of Sale _____
Total Purchase Price \$ 204,300.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

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.

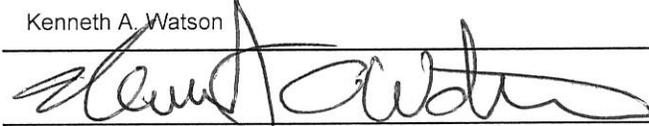
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10/11/18

Print Kenneth A. Watson

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Clerk: KROBINSON

RELEASE OF VENDORS LIEN

STATE OF ALABAMA
COUNTY OF MOBILE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Northern Gulf, Inc., an Alabama corporation, as holder of the vendor's lien under that certain statutory Warranty Deed With Vendor's Lien from Northern Gulf, Inc. to James Barkley Lindsey dated October 13, 2016 and recorded at Book LR 7437, Page 267 in the Probate Records of Mobile County, Alabama, in consideration of payment in full of the debt secured by said vendor's lien, does hereby RELEASE and CANCEL said vendor's lien.

Done this 11th day of October 2018.

Northern Gulf, Inc.

By: *Paul E. Williams*
Paul E. Williams
As its: President

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned authority, in and for said County in said State, hereby certify that Paul E. Williams, whose name as President of Northern Gulf, Inc., who is known to me, is signed to the foregoing document, acknowledged before me on this day that, being informed of the contents of said document, 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 the 11 day of October, 2018.

(S E A L)

Alexandra Chaisson
NOTARY PUBLIC
My Commission Expires: March 25, 2019

This instrument prepared by:
Kenneth A. Watson, Esq.
Jones Walker LLP
11 North Water Street, Suite 1200
Mobile, Alabama 36602
Telephone: (251) 439-7555



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