

This Instrument Prepared By:
Matthew Anderson
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. 37
DATE: June 11, 2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$32,025.00 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), Hortense H. Williams, an unmarried woman,
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. 37 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 62 feet,
more or less, to a point on the present West R/W line of S. Conception Street, (point also on the
acquired R/W line);

thence northerly and along said present R/W line a distance of 134 feet, more or less, to a point on
the grantor's South property line, (point also on the acquired R/W line), which is the point of
BEGINNING;

thence N 87°53'24" W and along the grantor's said property line a distance of 122.04 feet to a point
on the grantor's West property line;

thence N 7°39'1" E and along the grantor's said property line a distance of 75.12 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 122.04 feet to a point
on the acquired R/W line (said line also the present West R/W line of S. Conception Street);

thence S 7°39'1" W and along the acquired R/W line a distance of 75.12 feet to the point and place
of BEGINNING, containing 0.21 acres, 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 26 day of October, 2018



Hortense H. Williams

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Mobile

I, Alexandra Chaisson, a Notary Public, in and for said County in said State, hereby certify that
Hortense H. Williams, whose name (s)
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,
she _____ executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 26th day of October, 2018.



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

Alexandra Chaisson
NOTARY PUBLIC

My Commission Expires March 25, 2019

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, a _____ in and for said County, in said State,
hereby certify that _____ whose name as
_____ of the _____ Company, 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 _____ day of _____, A.D. 20____.

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.

Real Estate Sales Validation Form

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

Grantor's Name Hortense H. Williams
Mailing Address 2019 Diggs Avenue
Mobile, AL 36617

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

Property Address 762 Conception Street
Mobile, AL

Date of Sale October 26, 2018
Total Purchase Price \$ 32,025.00

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 10/28/18

Print Kenneth A. Watson

Unattested

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

(verified by)

Attorney

Form RT-1

ALABAMA MEDICAID AGENCY

STATE OF ALABAMA

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LIEN RELEASE

MOBILE COUNTY

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS the State of Alabama, Alabama Medicaid Agency, is the holder of a lien on certain property which lien was given by Hortense Williams, lienor(s), which lien is recorded in 2015035252 Bk: LR7280 Pg: 1279 in the Probate Court of MOBILE County, AL and that said lien is due to be released.

NOW THEREFORE, for and in consideration of the sum of \$31,931.34 and other good and valuable consideration, said lien is hereby declared to be fully released and satisfied as to the lienor and his/her heirs/assigns.

IN WITNESS WHEREOF, the State of Alabama, Alabama Medicaid Agency has caused this release to be executed by its Assistant General Counsel, who has the authority to execute the same on its behalf on this the 6th day of November, 2018.


Assistant General Counsel
Alabama Medicaid Agency

STATE OF ALABAMA

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MONTGOMERY COUNTY

I, Celeste Perez, a notary public, in and for said County in said State, hereby certify that Mary-Frank Brown, whose name as Assistant General Counsel, Alabama Medicaid Agency, 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 the conveyance, she, in her capacity as Assistant General Counsel, executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of November, 2018

Inst. # 2018066966 Pages: 1 of 1 Doc: REL
I certify this instrument filed on 11/30/2018 9:53 AM
Don Davis, Judge of Probate
Mobile County, AL. Rec: \$5.50

Clerk: KROBINSON


NOTARY PUBLIC
Commission expires: 03/20/2022