

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. 10006521  
TRACT NO. 39  
DATE: November 27, 2017

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of \$9,150.00 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), William Chaney, an unmarried 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. 39 on Project No. ST-049-I10-006 in Mobile County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

From the Real Property Book 5649, Page 1323 as recorded in the Office of the Judge of Probate of Mobile County, Alabama:

Beginning at a point on the West side of Conception Street eighty-one (81) feet six (6) inches South of the Southwest corner of Conception and Delaware Streets; running thence southwardly on the West side of Conception Street 21 feet 4 inches to a point; thence Westerly parallel with Delaware Street 120 feet 8 inches to a point; thence northwardly parallel with Conception Street 26 feet 4 inches to a point; thence eastwardly parallel with Delaware Street 41 feet 2 inches to a point; thence southwardly parallel with Conception Street 4 feet 10 ½ inches to a point; thence eastwardly 79 feet to the point of beginning; also, the free and uninterrupted use and privilege of a passage along and upon that certain alley-way and passage-way 7 feet 3 inches wide and 79 feet 6 inches long, bounded as follows: Beginning at a point on the West side of Conception Street 74 feet 3 inches, South of the Southwest corner of Conception and Delaware Streets; thence southwardly along the West side of Conception Street 7 feet 3 inches to a point; thence westwardly between lines parallel with Delaware Street 79 feet 6 inches for a depth, having equal width in rear as in front.

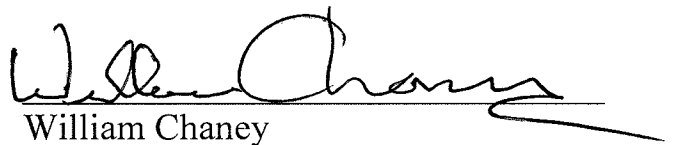
And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**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 or 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 27<sup>th</sup> day of June, 2018.

  
William Chaney

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF MOBILE )

I, Alexandra Chaisson, a Notary Public, in and for said County in said State, hereby certify that  
William Chaney, 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,  
he executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of June 20 18.



**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

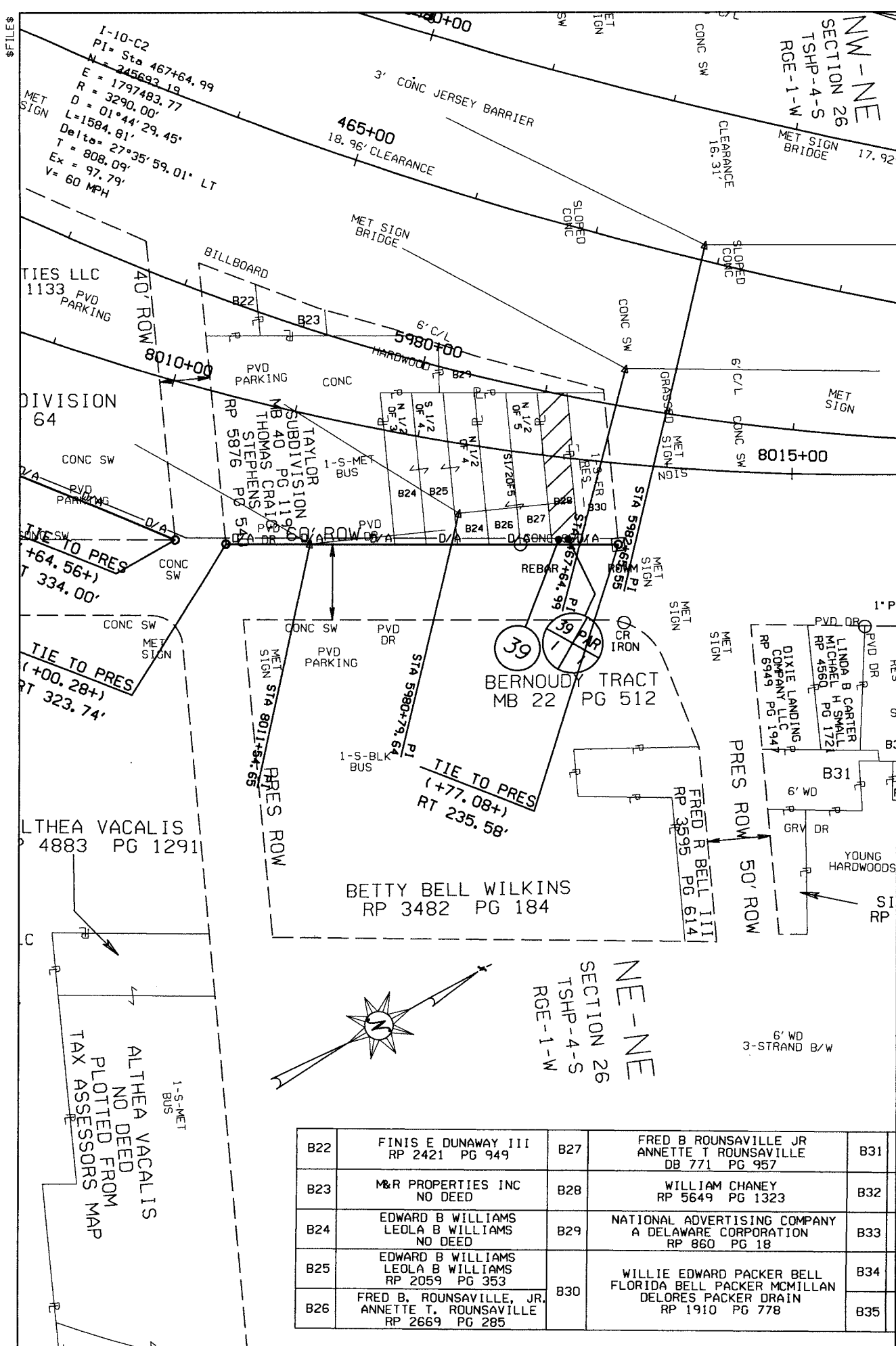
WARRANTY DEED

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.



B22	FINIS E DUNAWAY III RP 2421 PG 949	B27	FRED B ROUNSAVILLE JR ANNETTE T ROUNSAVILLE DB 771 PG 957	B31
B23	M&R PROPERTIES INC NO DEED	B28	WILLIAM CHANEY RP 5649 PG 1323	B32
B24	EDWARD B WILLIAMS LEOLA B WILLIAMS NO DEED	B29	NATIONAL ADVERTISING COMPANY A DELAWARE CORPORATION RP 860 PG 18	B33
B25	EDWARD B WILLIAMS LEOLA B WILLIAMS RP 2059 PG 353	B30	WILLIE EDWARD PACKER BELL FLORIDA BELL PACKER MC MILLAN DELORES PACKER DRAIN RP 1910 PG 778	B34
B26	FRED B. ROUNSAVILLE, JR. ANNETTE T. ROUNSAVILLE RP 2669 PG 285			B35

Tract #:		39	Scale:	1" = 100'
Grantor(s)		WILLIAM CHANEY	State:	Alabama
Total Before:		0.06 AC	County:	Mobile
Total Acquired:		0.06 AC	Project:	ST-049-I10-006
Total Remainder:		0.00 AC	CPMS #:	100067521
THIS IS NOT A BOUNDARY SURVEY			Date:	27-Nov-17
			Sketch:	1 of 1

**AFFIDAVIT OF RESIDENCY OR EXEMPTION FROM WITHHOLDING TAX ON SALE  
OF REAL PROPERTY BY NONRESIDENTS AS REQUIRED BY CODE OF  
ALABAMA (1975) SECTION 40-18-86**

Before me, the undersigned authority, on this day personally appeared **William Chaney** ("Seller"), personally known by me to be the person/s whose name/s are subscribed hereto, who being by me first duly sworn, on their oath/s stated the following to be true and correct:

I am the vested owner of the following described real property located in **MOBILE COUNTY**, State of Alabama (the "Real Property"):

**SEE EXHIBIT "A" ATTACHED**

I/We/It do/does hereby give this Affidavit for the purpose of determining the withholding of income tax on the sale or transfer of the Real Property pursuant to Code of Alabama (1975) §40-18-86 (the "Statute").

      X       I am a Resident of the State of Alabama and am therefore not subject to the withholding requirements of the Statute.

                     I am **not** a resident of the State of Alabama, but I am deemed a "resident" as that term is defined under Subsection (a) of the "Statute". I/we/it do/does hereby swear and affirm that I/we/it meet/s all of the applicable requirements listed below in order to be deemed a "Resident" of the State of Alabama for purposes of the Statute:

1. I/we/it has/have filed Income Tax Returns or obtained appropriate Extensions to File Income Tax Returns with the State of Alabama for two years preceding the year of the sale of the Real Property.
2. I/we/it will report the proceeds of the sale of the Real Property in an Income Tax Return to be filed with the State of Alabama for the current year and the Income Tax Return will be filed by the due date.
3. (Applicable to Business Entities Only) Seller will continue substantially the same after the sale of the Real Property and/or the Seller has additional real property remaining within the State of Alabama at the time of the sale of the Real Property that is of equal or greater value, based upon the tax assessment of the additional real property remaining within the State of Alabama, than the withholding tax liability for the sale of the Real Property.
4. (Applicable to Foreign/Non-Alabama Business Entities Only) Seller is a foreign corporation or a foreign limited partnership which is registered with the Secretary of State's Office to do business in the State of Alabama.

**OR ONE OR MORE OF THE FOLLOWING EXEMPTIONS APPLY**

                     The Real Property is exempt from the withholding tax requirements under the Statute because the Real Property constitutes the principal residence of the seller within the meaning of Section 121 of the Internal Revenue Code which specifies that the Real Property must have been owned and used by the taxpayer as the taxpayer's principal residence for a period aggregating two (2) years or more within a five (5) year period ending on the date of the sale of the Real Property.

                     The Seller is a mortgagor conveying the mortgage property to a mortgagee in foreclosure of in a transfer in lieu of foreclosure with no additional consideration.

                     Either the Seller/Transferor or the Buyer/Transferee is one of the following entities:

1. An agency or authority of the United States of America or the State of Alabama;
2. The Federal National Mortgage Association;
3. The Federal Home Loan Mortgage Corporation;
4. The Government National Mortgage Association; or
5. A private mortgage insurance company.

      X       The purchase price of the property is less than \$800,000.00 for property sold prior to January 1, 2009; or less than \$300,000.00 for property sold on or after January 1, 2009.

                     The Seller is a partnership, Subchapter "S" Corporation, or other unincorporated organization which certifies that a tax return will be filed on behalf of the nonresident partners,

shareholder, or members and that the partnership, Subchapter "S" corporation, or unincorporated organization will remit the tax on the gain on behalf of the nonresident partners, shareholders or member.


\_\_\_\_\_ The Seller is a tax exempt organization, and the income from this sale is not subject to Alabama Income Tax.

\_\_\_\_\_ The Seller is an insurance company which pays to Alabama a tax on its premium income.

\_\_\_\_\_ The transaction is a non-recognition transaction such as a like-kind exchange where gain is realized by the seller but completely not recognized for Alabama Income Tax purposes.

\_\_\_\_\_ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).


**I/We/It do/does hereby agree to indemnify and hold harmless the purchasers and/or lenders and/or settlement providers and/or title agents/companies from any and all loss, liability, costs, expenses, taxes due, penalties, interest and attorneys' fees, including attorneys' fees to enforce this agreement, due to any errors, misrepresentations, untruthful statements and/or any inconsistencies contained within this Affidavit.**

  
William Chaney

STATE OF ALABAMA  
COUNTY OF M

I, the undersigned notary public, in and for said County and in said State, do hereby certify that William Chaney who is known to me, and whose name is signed to the foregoing instrument, acknowledged before me on this day, that being informed of the contents of the document, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this 27<sup>th</sup> day of June, 2018.

  
NOTARY PUBLIC (S E A L)

My Commission Expires: March 25, 2019



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

## EXHIBIT A

A part of Township 4-S, Range 1-W, identified as Tract No. 39 on Project No. ST-049-I10-006 in Mobile County, Alabama and being more fully described as follows:

### Parcel 1 of 1:

Beginning at a point on the West side of Conception Street eighty-one (81) feet six (6) inches South of the Southwest corner of Conception and Delaware Streets; running thence southwardly on the West side of Conception Street 21 feet 4 inches to a point; thence Westerly parallel with Delaware Street 120 feet 8 inches to a point; thence northwardly parallel with Conception Street 26 feet 4 inches to a point; thence eastwardly parallel with Delaware Street 41 feet 2 inches to a point; thence southwardly parallel with Conception Street 4 feet 10  $\frac{1}{2}$  inches to a point; thence eastwardly 79 feet to the point of beginning; also, the free and uninterrupted use and privilege of a passage along and upon that certain alley-way and passage-way 7 feet 3 inches wide and 79 feet 6 inches long, bounded as follows: Beginning at a point on the West side of Conception Street 74 feet 3 inches, South of the Southwest corner of Conception and Delaware Streets; thence southwardly along the West side of Conception Street 7 feet 3 inches to a point; thence westwardly between lines parallel with Delaware Street 79 feet 6 inches for a depth, having equal width in rear as in front.