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1650

FORM ROW-4
Rev 10/26/17



2018043773 1/5
Bk: LR7664 Pg: 129
Document Type: D

Mobile County, Alabama
I hereto certify this instrument
filed on : 07/27/2018 03:42:21 PM
Don Davis, Probate Judge

Deed Tax:	\$.00	
Mortgage Tax:	\$.00	
Mineral Tax:	\$.00	
No. Tax :	\$1.00	2018043773
Judge Fee:	\$.00	Bk: LR7664
S. R. Fee:	\$2.00	Pg: 129
Surcharge Fee:	\$.00	
Recording Fee:	\$13.50	
TOTAL:	\$16.50	

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. 6

DATE: November 20, 2017

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$15, 681.00 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), Frank G. Terrell, Jr., 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. 6 on Project No. ST-049-I10-006
in Mobile County, Alabama and being more fully described as follows:**

From the Real Property Book 2442, Page 953 as recorded in the Office of the Judge of Probate of
Mobile County, Alabama:

Commencing at the Northeast corner of South Carolina Street
and Hamilton Street, run thence Eastwardly and along the
North line of South Carolina Street 23.30 feet to a point, said
point being on the Western most right of way of the Illinois
Central Gulf Rail-road; thence run Northeastwardly and along
said west right of way line 290 feet more or less to a point,
said point being the center of a ditch, said point also being the
beginning of the property herein described; thence continue
Northeastwardly and along said West right of way line 114 feet
more or less to a point; said point being on the South line of
North Carolina Street; thence run Westwardly and along the
South line of said street 47.91 feet to a point; thence turning an
angle of 138 degrees, 00 minutes to the left, run 80 feet more
or less to said ditch; thence run Southeastwardly and along
said ditch to the point of beginning.

SUBJECT, HOWEVER, to the reservations and stipulations as
contained in Deed from Illinois Central Gulf Rail-road Company
to David L. Bender and dated September 30, 1981, and
recorded in Real Property Book 2288, Page 845.

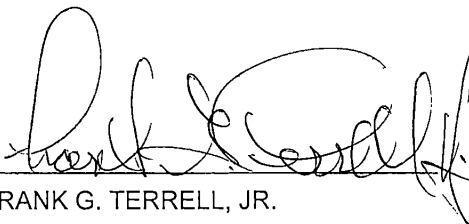
And as shown on the right of way map of record in the Alabama Department of Transportation a
copy of which is also deposited in the office of the Judge of Probate as an aid to persons and
entities interested therein and as shown on the Property Sketch attached hereto and made a part
hereof.

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. Grantor covenants and warrants that 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 26th day of July, 2018.



FRANK G. TERRELL, JR.

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Mobile

I, Alexandra Chaisson, a Notary Public, in and for said County in said State, hereby certify that
Frank G. Terrell, Jr., 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,
that he _____ executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 26th day of July 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

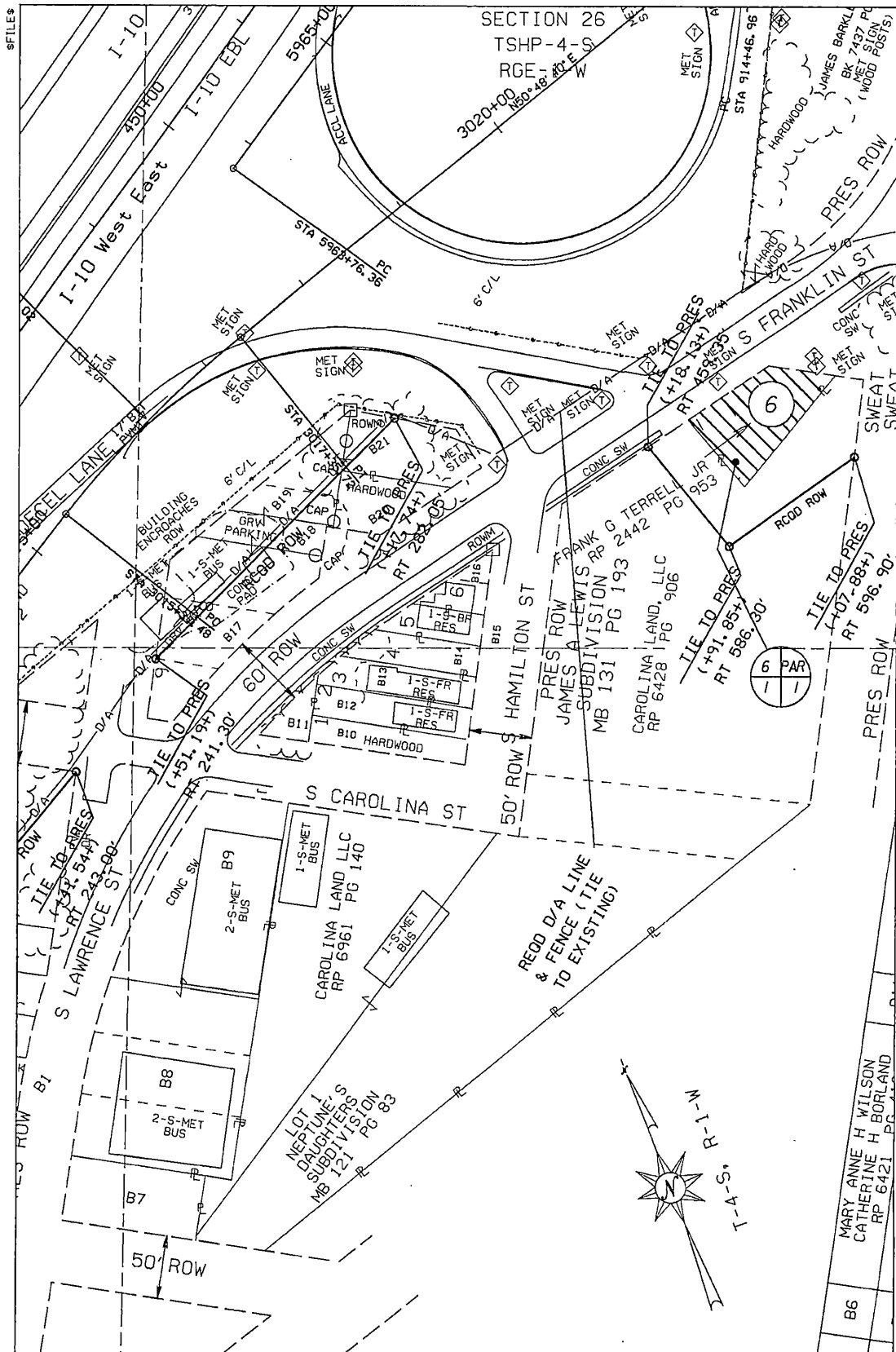
WARRANTY DEED

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.



Tract #:	6	Scale:	1"=100'
Grantor(s):		State:	Alabama
FRANK G TERRELL JR.		County:	Mobile
Total Before:	0.12 AC	Project:	ST-049-110-006
Total Parcels:	0.12 AC	CPMS #:	100067521
Total Remainder:	0.00 AC	Date:	20-Nov-17
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1