Inst. # 2019033432 Pages: 1 of 6 Doc: D
I certify this instrument filed on 6/14/2019 1:13 PM
Don Davis, Judge of Probate
Mobile County, AL. Rec: $19.00
DeedTx: $0.00
MinTx $0.00 Clerk: KROBINSON

FORM ROW-4
Rev 10/26/17

This Instrument Prepared By:
Noah C. Thomas Jr.
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. 16
DATE: January 3, 2019

FEE SIMPLE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $690,500 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), Jamil Haifa, 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 Section 26, Township 4-S, Range 1-W, identified as Tract No. 16 on Project No. ST-049-I10-006 in Mobile County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing on the present east R/W line of S. Warren St. from the NW corner of Lot 4 on Land Disposal Map MB 31, PG 4 as recorded in the Office of the Judge of Probate of Mobile County, Alabama;

thence northeasterly and along said present R/W line a distance of 185 feet, more or less, a point on said present R/W line {point also on the acquired R/W line (said point offset 612.80' LT from the centerline of project)}, which is the point and place of BEGINNING;

thence N 8°2'30" E and along said present R/W line a distance of 35.66 feet to a point on the present south R/W line of Virginia St.;

thence S 78°35'1" E and along said present R/W line a distance of 295.63 feet to a point on the present west R/W line of I-10;

thence S 9°45'2" W and along said present R/W line a distance of 51.90 feet to a point on the acquired R/W line (said point offset 337.90' LT and perpendicular to centerline of project at station 450+54.03);

thence N 75°25'26" W and along the acquired R/W line a distance of 295.49 feet to the point and place of BEGINNING, containing 0.30 acre(s), more or less.

Uneconomic Remnant Parcel 1 of 1:

Commencing on the present east R/W line of S. Warren St. from the NW corner of Lot 4 on Land Disposal Map MB 31, PG 4 as recorded in the Office of the Judge of Probate of Mobile County, Alabama;

thence northeasterly and along said present R/W line a distance of 100 feet, more or less, a point on said present R/W line (said point also on the grantor's south property line), which is the point and place of BEGINNING;

thence N 7°49'01" E and along said present R/W line a distance of 84.67 feet to a point on the acquired R/W line (said point offset 612.80' LT and perpendicular to the centerline of project at station 449+46.81);

thence S 75°25'26" E and along the acquired R/W line a distance of 295.35 feet to a point on the present west R/W line of I-10;

thence S 9°45'02" W and along said present R/W line a distance of 0.03 feet to a point on the grantor's south property line;

thence N 82°09'28" W and along grantor's said property line a distance of 173.30 feet to a point on grantor's said property line;

thence S 7°49'01" W and along grantor's said property line a distance of 50.00 feet to a point on grantor's said property line;

thence N 82°9'34" W and along grantor's said property line a distance of 119.99 feet to the point and place of BEGINNING, containing 0.25 acre(s), more or less.

As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified on; Project No. ST-049-I10-006, County of Mobile, Alabama and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.

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.

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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 that the property conveyed forms no part of his homestead.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 13 day of June, 2019.

JAMIL HAIFA

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ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Mobile)

I, Alexandra Chaisson a Notary Public, in and for said County in said State, hereby certify that Jamil Haifa, whose name (s) _____, 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 13 day of June 20 19.

Alexandra Chaisson

NOTARY PUBLIC

ALEXANDRA CHAISSON
Notary Public, Alabama State At Large
My Commission Expires 4/3/2023

My Commission Expires April 3, 2023

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

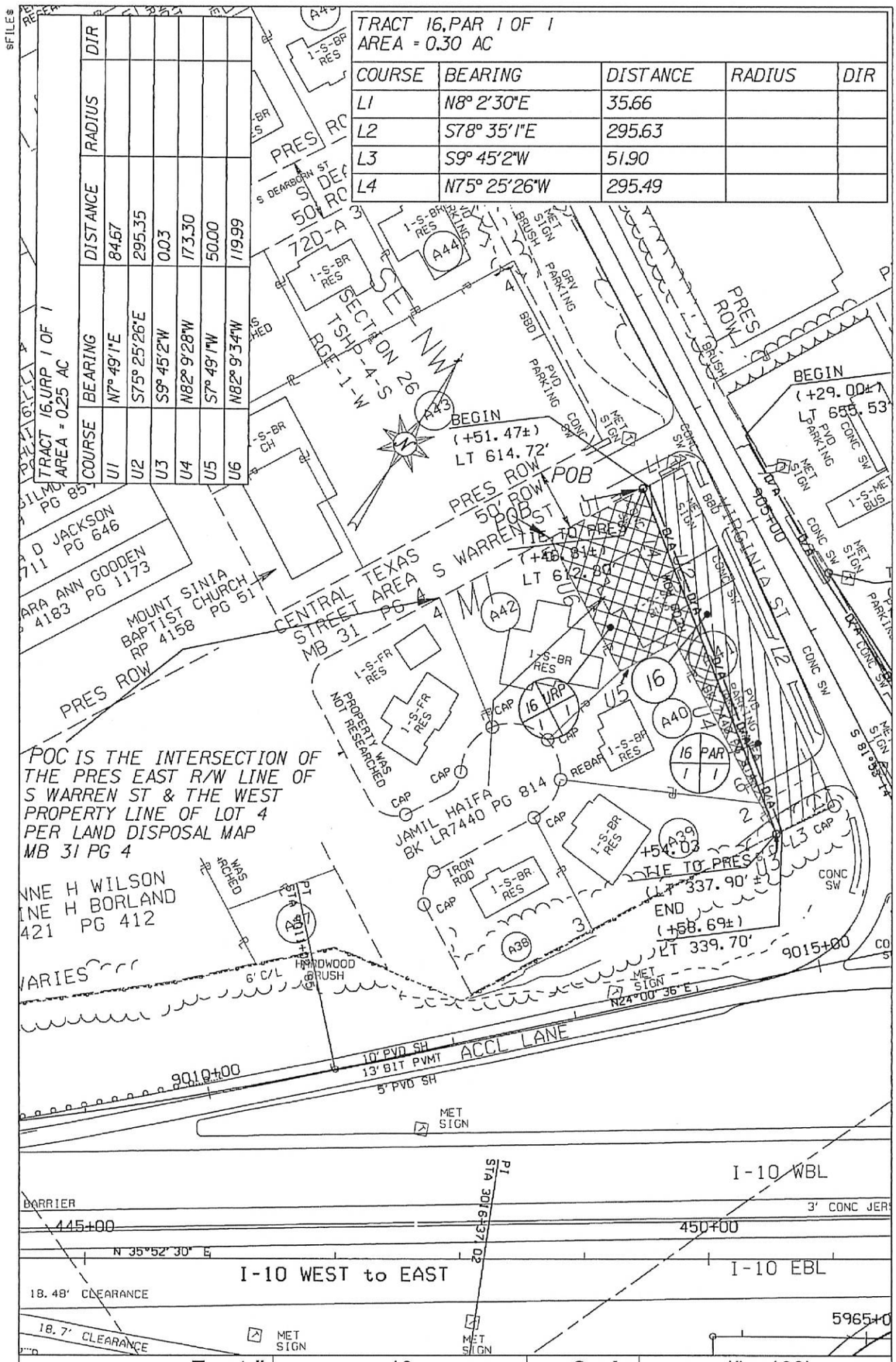
WARRANTY DEED

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 #:	16	**Scale:**	1" = 100'
Grantor(s):		**State:**	Alabama
JAMIL HAIFA		**County:**	Mobile
Total Before:	0.55 AC	**Project:**	ST-049-I10-006
Total Parcels:	0.30 AC	**CPMS #:**	100067521
Total Uneconomic Remnant:	0.25 AC	**Date:**	03-Jan-19
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	Jamil Haifa	Grantee's Name	State of Alabama
Mailing Address	559 Virginia Street Mobile, AL 36603	Mailing Address	Department of Transportation 1701 I-65 West Service Road North Mobile, AL 36618
Property Address	559 Virginia Street Mobile, AL 36603	Date of Sale	June 13, 2019
		Total Purchase Price	$ $690,500.00
		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 6/13/19 Print Kenneth A. Watson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Attorney

___ Unattested _____ (verified by)

Form RT-1