FORM ROW-4
Rev 10/26/17

2018052581 1/5
Bk: LR7678 Pg:1382
Document Type: D

1450
200
1650

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. 2
DATE: November 20, 2017

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $1,300.00 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), Neptune's Daughters, Inc., an Alabama non-profit corporation 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. 2 on Project No. ST-049-I10-006 in Mobile County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a found concrete R/W monument on the present east R/W line of S. Carolina St. and approximately offset 337' RT of the centerline of project;

thence northwesterly and along said present R/W line a distance of 104 feet, more or less, to a point on the acquired R/W line (said point offset 226.85' RT from centerline of project);

thence northeasterly and along the acquired R/W line a distance of 54 feet, more or less, to a point on the grantor's north property line, which is the point and place of BEGINNING;

thence N 7°51'30" E and along the grantor's said property line a distance of 41.10 feet to a point on the grantor's east property line;

thence S 81°59'9" E and along the grantor's said property line a distance of 25.36 feet to a point on the acquired R/W line (said line between a point that is offset 226.85' RT from centerline of project and tied to the present east R/W line of S. Carolina St, and a point that is offset 243' RT from centerline of project and tied to the present north R/W line of S. Lawrence St.);

thence S 39°34'31" W and along the acquired R/W line a distance of 48.24 feet to the point and place of BEGINNING, containing 0.01 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.

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 6th day of September, 2018.

Neptune's Daughters, Inc.,
an Alabama non-profit corporation

By: Doris E. Fuller
As Its: President

FORM ROW-4
Rev 10/26/17

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name (s) _____, signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 20_____.

_____

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

MOBILE County

I, Alexandra Chaisson, a Notary Public in and for said County, in said State, hereby certify that Doris E. Fulier whose name as President of the Neptune's Daughters, Inc. 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 6th day of September, A.D. 2018.

_____

Official Title _____

to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

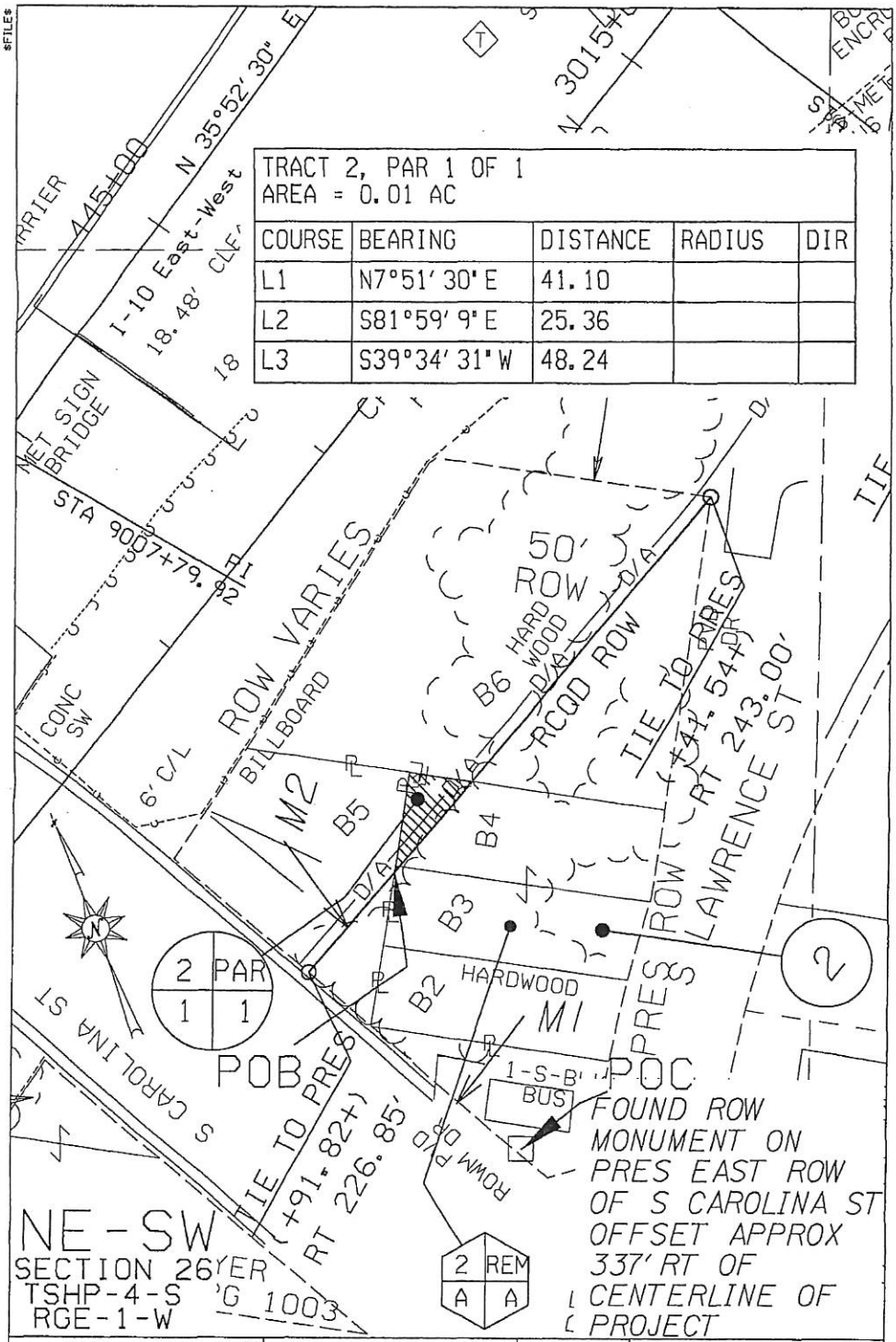
County of _____
I, _____
Judge of Probate in and for said County,
Hereby certify that the within
Conveyance was filed in my office at
___ o'clock ___ M., on the ___
day of _____ 20___,
and duly recorded in Deed Record ___
page ___.
Dated ___ day of _____ 20___.

Judge of Probate

_____ County, Alabama.

Mobile County, Alabama
I hereto certify this instrument
filed on : 09/07/2018 10:16:37 AM
Don Davis, Probate Judge

Deed Tax:	$.00	
Mortgage Tax:	$.00	
Mineral Tax:	$.00	
No Tax :	$1.00	2018052581
Judge Fee:	$.00	Bk:LR7678
S.R. Fee:	$2.00	Pg:1382
Surcharge Fee:	$.00	
Recording Fee:	$13.50	
TOTAL:	$16.50	



Tract #:	2	**Scale:**	1"=50'
Grantor(s):		**State:**	Alabama
NEPTUNE'S DAUGHTERS, INC		**County:**	Mobile
Total Before:	0.16 AC	**Project:**	ST-049-I10-006
Total Parcels:	0.01 AC	**CPMS #:**	100067521
Total Remainder:	0.15 AC	**Date:**	20-Nov-17
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	Neptune's Daughters, Inc.	Grantee's Name	State of Alabama
Mailing Address	P.O. Box 161393 Mobile, AL 36616	Mailing Address	Department of Transportation 1701 I-65 West Service Road North Mobile, AL 36618
Property Address	951 S. Lawrence Street Mobile, AL 36603	Date of Sale	9/6/18
		Total Purchase Price	$ 1,300.00
		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 9/6/18 Print Kenneth A. Watson

____ Unattested _____ Sign _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Attorney

Form RT-1