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2150

THIS INSTRUMENT PREPARED BY
Will Jefcoat
Right of Way Bureau/ Central Office
Alabama Department of Transportation
Montgomery, Alabama 36110

Mobile County, Alabama
I hereto certify this instrument
filed on : 05/16/2018 12:16:24 PM
Don Davis, Probate Judge

Deed Tax:	$.00	
Mortgage Tax:	$.00	
Mineral Tax:	$.00	
No Tax :	$1.00	2018027159
Judge Fee:	$.00	Bk:LR7636
S.R. Fee:	$2.00	Pg:1299
Surcharge Fee:	$.00	
Recording Fee:	$18.50	
TOTAL:	$21.50	

STATE OF ALABAMA

COUNTY OF MOBILE

2018027159 1/7
Bk: LR7636 Pg:1299
Document Type: D

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of $ 1,250,000.00 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) CE, L.L.C., an Alabama limited liability company, have (has) this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the following described property, lying and being in Mobile County, Alabama and more particularly described as follows:

A part of Section 23, Township 4-S, Range 1-W, identified as Tract No. 26 on Project No. ST-049-I10-006 in Mobile County, Alabama and being more fully described as follows:

From the Real Property Book 4566, Page 1460 as recorded in the Office of the Judge of Probate of Mobile County, Alabama:

PARCEL ONE:

All that property bounded by a line described as follows, viz: BEGINNING at a point on the North line of Canal Street, which point is one hundred and ten (110) feet Westwardly from the Northwest intersection of Canal and Royal Streets; running thence Westwardly along the North line of Canal Street, two hundred an twenty (220) feet to a point at the Northeast intersection of Canal and St. Emanuel Streets; running thence Northwardly along the East line of St. Emanuel Street, one hundred and fifty (150) feet to a point; running thence Eastwardly parallel with the North line of Canal Street, one hundred and sixty-five (165) feet to a point; running thence Northwardly parallel with the East line of St. Emanuel Street, twenty-five (25) feet to a point; running thence Eastwardly parallel with the North line of Canal Street, one hundred and sixty-five feet to a point on the West line of Royal Street; running thence Southwardly along the West line of Royal Street, one hundred and twenty-five (125) feet to a point, which point is fifty (50) feet Northwardly from the Northwest intersection of Canal and Royal Streets; running thence Westwardly parallel with the North line of Canal Street, one hundred and ten (110) feet to a point; running thence Southwardly parallel with the West line of Royal Street fifty (50) feet to the North line of Canal Street and the point of beginning, and being the same property described in Deed dated May 19, 1954, from National Columbia Company to Sam Rosenberg, and recorded in Book 600, Page 417, Public Records of Mobile County, Alabama;

PARCEL TWO:

That certain lot of land bounded by a line described as follows, to-wit: Beginning at a point on the East side of St. Emanuel Street, distant 150 feet North of the Northeast corner of St. Emanuel and Canal Streets, thence Northwardly along the East line of St. Emanuel Street 50 feet for the front of said lot, thence Eastwardly in a line parallel with Canal Street 164 feet and 9 inches to a point, thence Southwardly 50 feet to a point, thence Westwardly in a line parallel with Canal Street 165 feet to the place of beginning. Being Lot No. 7 in a plan of lots surveyed and projected by D. M. N. Ross, Port Surveyor, in that Square of ground bounded on the North by Madison Street, East by Royal Street, South by Canal Street and West by St. Emanuel Street, which is commonly known as St. Guiron Square, this property being known as 313 St. Emanuel Street, Mobile, Alabama;

PARCEL THREE:

Commencing at a point on the East side of St. Emanuel Street 200 feet North of Canal Street and running thence Northwardly along the East side of St. Emanuel Street 51.1 feet for the front of said lot, thence Eastwardly along a line of an old fence a distance of 109.8 feet to a point, thence with a defection angle to the right of 3 degrees 02 minutes run Eastwardly along the line of a fence a distance of 56.5 feet to a point, thence with a deflection angle to the right of 86 degrees 59 minutes run South a distance of 47.5 feet to a point, thence with a deflection angle to the right of 89 degrees 59 minutes run Westwardly along the line of a fence a distance of 165.7 feet to a point of beginning;

PARCEL FOUR:

Commencing at the Southwest corner of Royal and Madison Streets; thence North 87 degrees 01 minutes West along the South right of way line of said Madison Street 110.0 feet more or less to a point; thence South 03 degrees 28 minutes West 157.45 feet to a point; thence North 87 degrees 25 minutes 30 seconds West 52.7 feet to a point; thence South 03 degrees 04 minutes 30 seconds West 51.60 feet to a point; thence North 84 degrees 46 minutes 27 seconds West 56.39 feet to the point of beginning of the property herein described; thence North 03 degrees 05 minutes East 43.27 feet to a point; thence North 87 degrees 01 minutes West 38.79 feet to a point on the East right of way of Water Street; thence South 42 degrees 14 minutes 26 seconds West along said East right of way line 56.59 feet to a point; thence South 87 degrees 26 minutes 20 seconds East 74.52 feet to the point of beginning;

PARCEL FIVE:

Commencing at the Southwest corner of Royal and Madison Streets; thence North 87 degrees 01 minutes West along said South right of way line of said Madison Street 110.0 feet more or less to the point of beginning of the property herein described; thence continue North 87 degrees 01 minutes West along said South right of way line 22.9 feet to a point on the East right of way line of Water Street; thence South 42 degrees 14 minutes 26 seconds West along said East right of way line 96.20 feet to a concrete right of way

monument; thence South 35 degrees 17 minutes 11 seconds West along said East right of way line 50.25 feet to a point; thence South 42 degrees 14 minutes 26 seconds West along said East right of way line 4.99 feet to a point; thence South 87 degrees 01 minutes East 4.44 feet to a point; thence South 04 degrees 16 minutes 06 seconds West 43.13 feet to a point; thence South 03 degrees 05 minutes West 43.27 feet to a point; thence South 84 degrees 46 minutes 27 seconds East 56.39 feet to a point; thence North 03 degrees 04 minutes 30 seconds East 51.60 feet to a point; thence South 87 degrees 25 minutes 30 seconds East 52.70 feet to a point; thence North 03 degrees 28 minutes East 157.45 feet to the point of beginning;

PARCEL SIX:

Beginning at a point on the West line of Royal Street 175 feet Northwardly from the Northwest intersection of Royal and Canal Streets; running thence Northwardly along the West line of Royal Street 125 feet to a point; thence with a deflection angle to the left of 90 degrees 12 minutes, run Westwardly 164 feet to a point, thence with a deflection angle to the left of 89 degrees 30 minutes, run Southwardly 100 feet to a point; thence with a deflection angle to the right of 0 degrees 51 minutes, continue Southwardly 25 feet to a point; thence with a deflection angle to the left of 91 degrees 21 minutes, run Eastwardly 165 feet, more or less, to a point on the West line of Royal Street and the point of beginning; being in accordance with plat of survey made by Victor R. Addicks, Alabama Registered Land Surveyor, dated January 13, 1988, revised January 18, 1988;

PARCEL SEVEN:

Commencing at the Southwest corner of Royal and Madison Streets; thence North 87 degrees 01 minutes West along the South right of way line of said Madison Street 110.0 feet more or less to a point; thence South 03 degrees 28 minutes West 157.45 feet to a point; thence North 87 degrees 25 minutes 30 seconds West 52.7 feet to a point; thence South 03 degrees 04 minutes 30 seconds West 51.60 feet to a point; thence North 84 degrees 46 minutes 27 seconds West 56.39 feet to a point; thence North 03 degrees 05 minutes East 43.27 feet to the point of beginning of the property herein described; thence North 04 degrees 16 minutes 06 seconds East 43.13 feet to a point; thence North 87 degrees 01 minutes West 4.44 feet to a point on the East right of way line of Water Street; thence South 42 degrees 14 minutes 26 seconds West along said East right of way line 55.78 feet to a point; thence South 87 degrees 01 minutes East 38.79 feet to the point of beginning;

From the Real Property Book 4723, Page 1139 as recorded in the Office of the Judge of Probate of Mobile County, Alabama:

Begin at the Northwest corner of Royal and Canal Streets and run thence North along Royal Street 50 feet to a point, thence run West and parallel to Canal Street 110 feet to a point, thence run South and parallel to Royal Street 50 feet to a point, thence East along Canal Street 110 feet to the point of beginning, and containing an improved parcel of land known as 316 South Royal Street in Square 6 of the Price Tract, and being property described in Deed Book 260, N.S., Page 348.

From the Real Property Book 7099, Page 1334 as recorded in the Office of the Judge of Probate of Mobile County, Alabama:

EXHIBIT "A"
Legal Description of the Property

PARCEL 1:

Commencing at the Southwest corner of Royal and Madison Streets, thence running Southwardly on the West side of Royal Street, 51 feet, thence Westwardly and parallel with Madison Street, 110 feet, thence Northwardly and parallel with Royal Street, 51 feet to the South side of Madison Street, thence Eastwardly on the South side of Madison Street 110 feet to the place of beginning.

PARCEL 2:

A vacant lot on the West side of Royal Street and South of Madison Street, which was particularly described as beginning at a point on the West line of Royal Street 51 feet, more or less, South of the Southwest corner of Madison and Royal Streets, and running thence Southwardly on the West line of Royal Street 51 feet, more less, to the North line of a lot devised in paragraph 5 of the Will of Anna Kenny to the testatrix for grand children being the children of her son, William Kenny, thence Westwardly and parallel to the South line of Madison Street 110 feet to a point for the depth of said lot, thence Northwardly and parallel to the West line of Royal Street 51 feet more or less, to a point, to the Northwest corner of the lot hereby conveyed thence East and parallel to the South line of Madison Street 110 feet to the point of beginning.

PARCEL 3:

Lot 17 in Square bounded by Royal, Madison, St. Emanuel and Canal Streets, as per map recorded with the deed from Moses Waring to Virginia P. Sims, in Deed Book 48 N.S., Pages 159-160 of the records in the Office of the Judge of Probate of Mobile County, Alabama, more particularly described as follows: commencing at a point on the West side of Royal Street 102 feet South of Madison Street, running thence Westwardly 110 feet to a point, thence Southwardly 51 feet 3 inches to a point, thence Eastwardly 110 feet to a point on the West line of Royal Street, thence running Northwardly along the said West line of Royal Street, 51 feet to the point of beginning.

From the Real Property Book 4566, Page 1460 as recorded in the Office of the Judge of Probate of Mobile County, Alabama:

PARCEL EIGHT:

Beginning at the Northwest intersection of Canal and St. Emanuel Streets, Mobile, Alabama, run thence Westwardly along North right-of-way line of Canal Street 100 feet to a point; thence with deflection angle of 90 degrees 37 minutes to the right run Northwardly 23.6 feet to a point; thence with a deflection angle of 38 degrees 51 minutes to the right run Northeasterly along Southeasterly right-of-way line of South Water Street 73.06 feet to a point; thence with an interior angle of 129 degrees 24 minutes run Eastwardly 79.16 feet to a point; thence with an interior angle of 89 degrees 23 minutes run Southwardly along center line of St. Emanuel Street 80 feet to a point; thence with an interior angle of 90 degrees 37 minutes run Westwardly 25 feet to the point of beginning;

PARCEL NINE:

Commencing at the Northwest intersection of Canal and St. Emanuel Streets, Mobile, Alabama, run thence Northwardly along West right-of-way line of St. Emanuel Street 80 feet to an iron marker for the point of beginning of herein described property; thence with a deflection angle of 90 degrees 37 minutes to the left run Westwardly 54.16 feet to a point; thence with an interior angle of 51 degrees 17 minutes run Northeasterly along Southeasterly right-of-way line of South Water Street 128.26 feet to a point, thence with an interior angle of 38 degrees 06 minutes run Southwardly along center line of St. Emanuel Street 100.11 feet to a point, thence with an interior angle of 90 degrees 37 minutes run Westwardly 25 feet to the point of beginning;

Furthermore, that portion of St. Emanuel Street in the City of Mobile, Alabama that is bounded on the north by the present South right-of-way line of Interstate Highway 10, and bounded on the south by the present North right-of-way line of Canal Street is **VACATED**, as recorded in Real Property Book 1806, Page 977 in the Office of the Judge of Probate of Mobile County, Alabama.

And as shown on the right-of- way map of Project No. ST-049-I10-006 of record in the Alabama Department of Transportation a copy of which is also deposited in the Office of the Judge of Probate of Mobile County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached and made a part hereof.

TO HAVE AND TO HOLD, the same unto the said parties of the Second Part, their heirs and assigns forever.

This the 15TH day of MAY, 20 18.

CE, L.L.C., an Alabama limited liability company

BY: _____

Thomas B. Bender, Jr.
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, Elizabeth K. Verweij, a notary public in and for said County, in said State, hereby certify that Thomas B. Bender, Jr. whose name as President of the CE, L.L.C., an Alabama* ~~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.

*limited liability company

Given under my hand this 15th day of May, A.D. 2018.

STATE OF ALABAMA NOTARY PUBLIC
ELIZABETH K. VERWEIJ
My Commission Expires
June 2, 2021

Elizabeth K Verweij

Official Title Notary Public

to

STATE OF ALABAMA

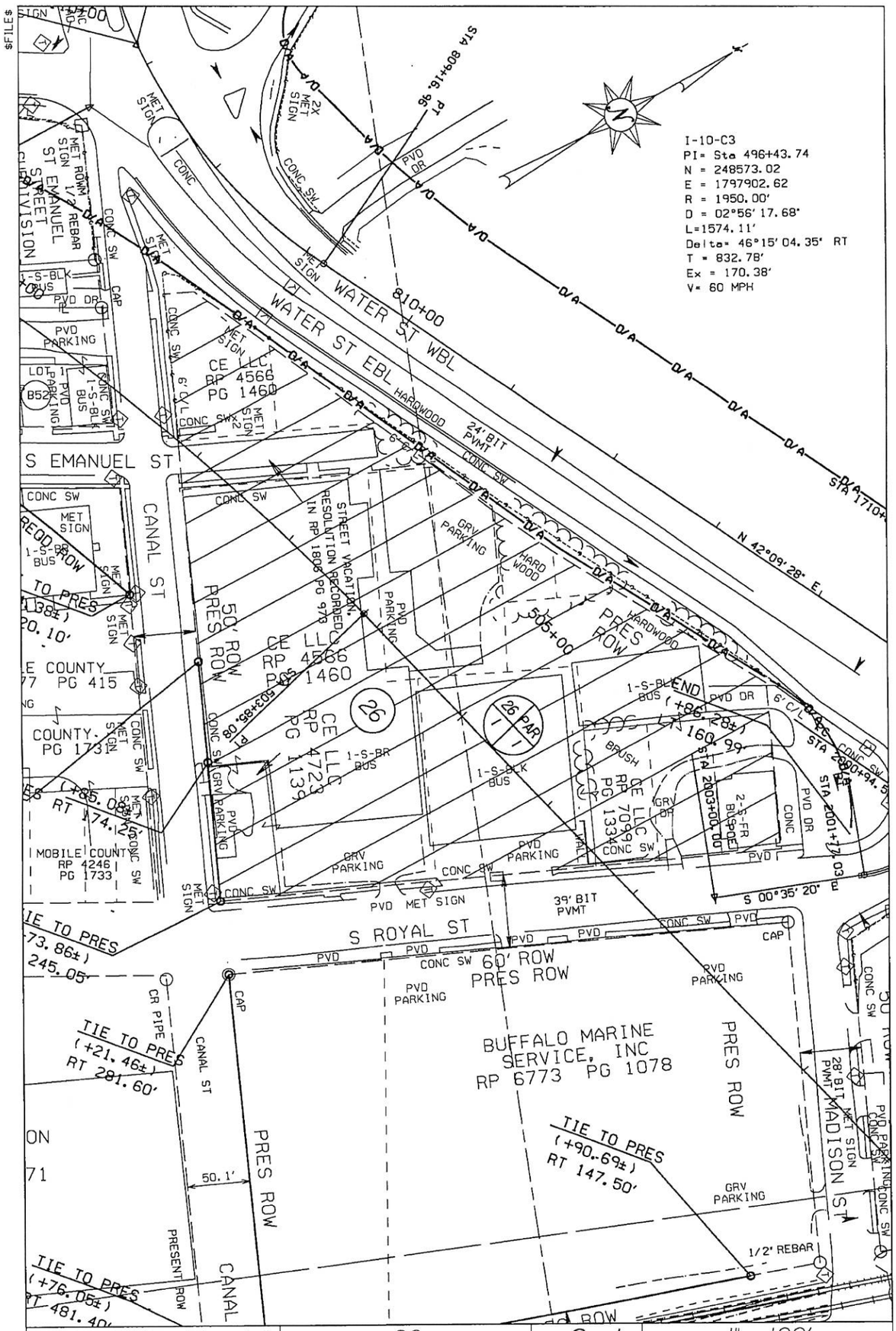
WARRANTY DEED

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 #:	26	Scale:	1" = 100'
Grantor(s)		State:	Alabama
CE LLC		County:	Mobile
Total Before:	3.33 AC	Project:	ST-049-I10-006
Total Acquired:	3.33 AC	CPMS #:	100067521
Total Remainder:	0.00 AC	Date:	03-Jan-18
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 of 1