Inst. # 2018070445 Pages: 1 of 5 Doc: D
I certify this instrument filed on 12/18/2018 4:09 PM
Don Davis, Judge of Probate
Mobile County, AL. Rec: $16.50
DeedTx: $0.00
Clerk: KROBINSON

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

STATE OF ALABAMA

COUNTY OF MOBILE

PROJECT NO. ST-049-I10-006
CPMS PROJ NO. 100067521
DATE: May 16, 2018

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of $ 54,500.00 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) Carolina Land, LLC, 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 Township 4-S, Range 1-W, identified as Tract No. 5 on Project No. ST-049-I10-006 in Mobile County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the intersection of the present south R/W line of S. Franklin St. and the present east R/W line of S. Hamilton St.;

thence easterly and along said present R/W line of S. Franklin St. a distance of 82 feet, more or less, to a point on said present R/W line {point also on the acquired R/W line (said point perpendicular to centerline of project at station 450+18.13 RT)}, which is the point and place of BEGINNING;

thence N 56°11'24" E and along said present R/W line a distance of 38.35 feet to a point on the grantor's property line;

thence S 40°21'22" E and along the grantor's property line a distance of 69.72 feet to a point on the grantor's property line;

thence N 39°10'37" E and along the grantor's property line a distance of 114.00 feet to a point on the grantor's property line;

thence S 81°41'30" E and along the grantor's property line a distance of 22.75 feet to a point on the grantor's east property line;

thence S 6°59'33" W and along the grantor's said property line a distance of 61.63 feet to a point on the acquired R/W line (said point perpendicular to centerline of project at station 451+07.88 RT);

thence S 54°16'44" W and along the acquired R/W line a distance of 122.28 feet to a point on the acquired R/W line (said point offset 586.30' RT and perpendicular to centerline of project at station 449+91.85);

thence N 39°14'55" W and along the acquired R/W line a distance of 102.35 feet to the point and place of BEGINNING, containing 0.21 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 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, 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 12th day of February, 2018.

Carolina Land, LLC
an Alabama Limited Liability Company

Larry C. Tomlinson

By: Larry C. Tomlinson
As its: Sole Member

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 Larry C. Tomlinson whose name as Sole member of Carolina Land, LLC, 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 13th day of December, A.D. 20 18.

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

Alexandra Chaisson

Official Title Notary Public

to
STATE OF ALABAMA

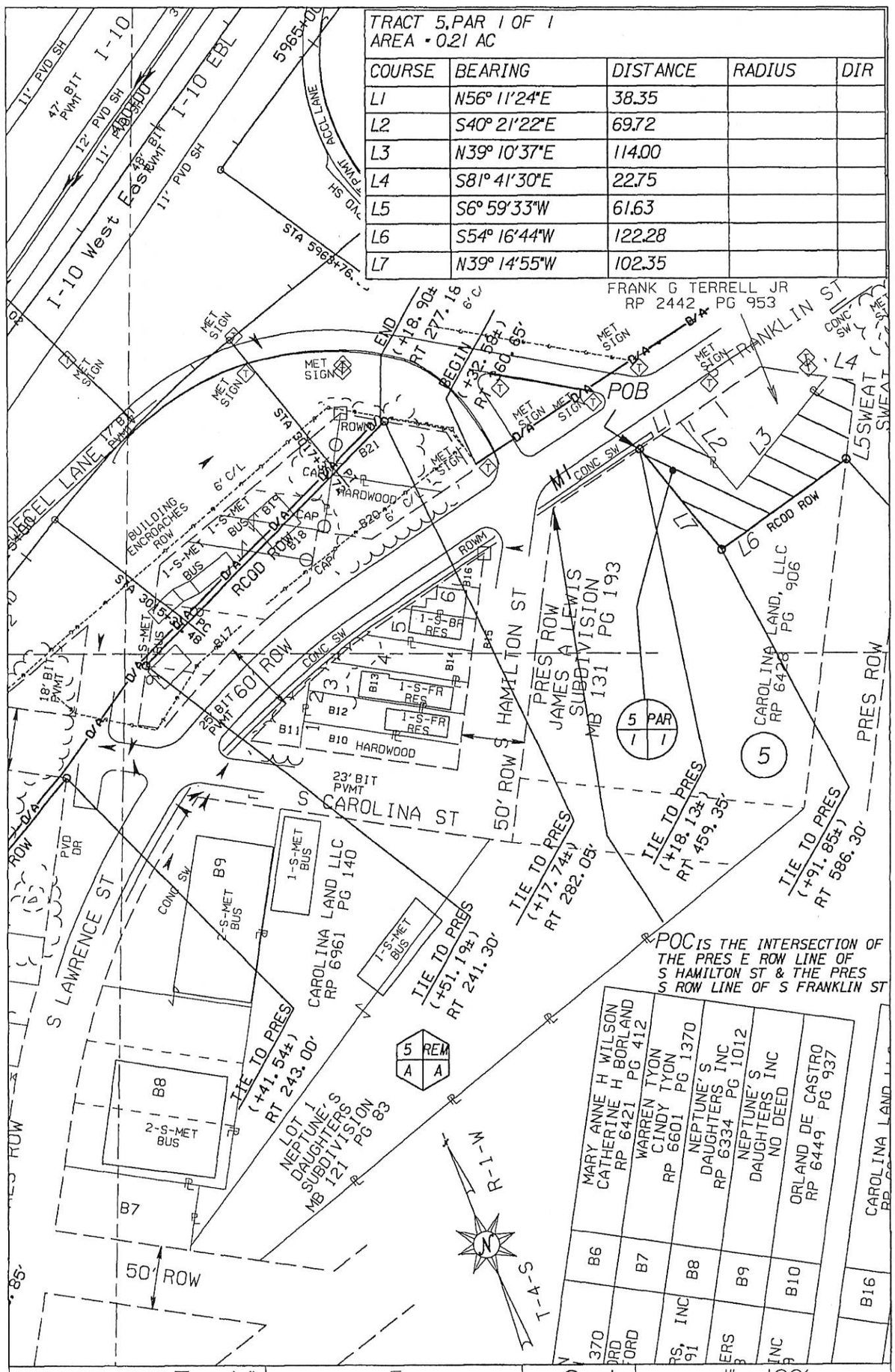
WARRANTY DEED

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 _____,20__,
day of _____,
and duly recorded in Deed Record ___
page _____.
Dated _____day of _____20__.

Judge of Probate

_____County, Alabama.



Tract #:	5	Scale:	1" = 100'
Grantor(s):		State:	Alabama
CAROLINA LAND, LLC		County:	Mobile
Total Before:	3.32 AC	Project:	ST-049-110-006
Total Parcels:	0.21 AC	CPMS #:	100067521
Total Remainder:	3.11 AC	Date:	16-May-18
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	Carolina Land, LLC	Grantee's Name	State of Alabama
Mailing Address	1501 Telegraph Road Mobile, AL 36611	Mailing Address	Department of Transportation 1701 I-65 West Service Road North Mobile, AL 36618
Property Address	Mobile, AL	Date of Sale	December , 2018
		Total Purchase Price	$ $54,500.00
		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 12/13/18 Print Kenneth A. Watson

____ Unattested _____ Sign [signature]

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

Attorney

Form RT-1