

BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE

DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT #2014-133

Appraisal Information Done on the Property:

Was formal appraisal obtained? Check one: Yes No
Property Identification from appraisal or otherwise: Keys 2028282
Identification of the appraiser, if any:
Date of the appraisal, if any:
Appraised value of the property:
Source of value if no formal appraisal done: .
Amount of value if no formal appraisal done:
Date of valuation if no formal appraisal done:

Contract on the property: See attached, if any.

Terms of the Purchase: \$1.00

Source of Funds for the Purchase: Capital Improvement Funds

Any Other Related Materials: See attached, if any.

* This report to be made available to the public within 60 days after the acquisition of the property, or 60 days after the last acquisition of several within a single project. Report to be attached to minutes of meeting following purchase and posted in a conspicuous manner on the Board's website.

STATE OF ALABAMA

COUNTY OF MOBILE

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **ST PETER MISSIONARY BAPTIST CHURCH**, an Alabama religious non-profit organization, (hereinafter referred to as GRANTOR, whether one or more), for and in consideration of the amount of One Dollar and No/100s (\$1.00) and other good and valuable consideration in hand paid to the GRANTOR by the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, a public entity of the State of Alabama (hereinafter referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTOR, and for the further consideration of the general benefit which will accrue to the public and the benefit which may accrue to the GRANTOR by reason of the utility improvements hereinafter referred to, does hereby, subject to the terms hereinafter contained, GRANT, BARGAIN, SELL and CONVEY unto the said GRANTEE, its successors and assigns, a right and exclusive permanent easement for construction, operation, inspection, maintenance, replacement and removal of sanitary sewer and/or water lines in, on, over, under, through, across and above a certain parcel of real property, lying and being in the County of Mobile, State of Alabama, which parcel is more particularly described as follows:

A PART OF GRANT SECTION 37, TOWNSHIP 4 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA HAVING THE MOBILE COUNTY REVENUE COMMISSION KEY NUMBER 2028282 AND PARCEL NUMBER 2910370007063.001 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ¾ INCH REBAR; SAID REBAR BEING SITUATED AT THE SOUTHWEST CORNER OF TENNESSEE STREET AND BROAD STREET; THENCE RUN SOUTH 8°34'15" WEST, ALONG THE WEST RIGHT OF WAY LINE OF BROAD STREET 15.11 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE SOUTH 8°34'15" WEST, ALONG SAID RIGHT OF WAY

LINE 20.00 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTH 81°43'04" WEST, 10.87 FEET; THENCE RUN NORTH 36°45'53" WEST, 21.45 FEET; THENCE RUN NORTH 81°37'11" WEST, 56.10 FEET; THENCE RUN NORTH 36°45'53" WEST, 18.69 FEET; THENCE RUN NORTH 8°14'07" EAST, 6.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF TENNESSEE STREET; THENCE RUN SOUTH 81°37'11" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 77.62 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 36°45'53" EAST, 21.43 FEET; THENCE RUN SOUTH 81°43'04" EAST, 2.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.044 ACRES MORE OR LESS. (1947 sq. ft.).

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, its successors and assigns, forever.

And except as to all other easements, rights of way, restrictions or reservations of record together with all of those things specifically mentioned above, the said GRANTOR, for itself, its successors and assigns, does hereby covenant with the GRANTEE, its successors and assigns, that the GRANTOR is seized of an indefeasible estate in fee simple in said property, and that the GRANTOR does hereby warrant and will forever defend the above described easement and rights unto the GRANTEE, its successors and assigns, against the lawful claims of all persons.

GRANTEE does hereby obtain all the rights and privileges necessary or convenient for the full enjoyment and use of said easement(s), including the right to construct and maintain necessary manholes, cleanouts and other above-ground and below-ground improvements and appurtenances and the right of necessary and reasonable ingress and egress by the agents, employees and equipment of GRANTEE, its successors and assigns, over and across the above described easement(s) and over and across the real property of GRANTOR to said permanent easement(s) for the purpose of exercising the rights, privileges and easements hereinabove described.

GRANTEE does hereby further obtain the right, privilege and easement to cut, trim and remove any brush, trees or other obstructions upon the hereinabove described land, together with

the right of ingress and egress to and from, over and above the hereinabove described land, for the purpose of keeping the same clear of all trees, timber, brush, undergrowth or any other objectionable obstructions.

GRANTOR, its successors and assigns, shall not excavate, construct or permit to be constructed on or over the above described easement(s) any obstruction that may interfere with the rights hereby granted.

The foregoing easement, including all documents incorporated herein by reference, if any, and any addendum to this easement between GRANTOR and GRANTEE of even date herewith, constitutes the complete and exclusive agreement between GRANTOR and GRANTEE with respect to the subject matter hereof, and supersedes and replaces any and all prior or contemporaneous discussions, negotiations, understandings, and agreements, written and oral, regarding such subject matter.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument on this the 17th day of November, 2023.

GRANTOR:
ST PETER MISSIONARY BAPTIST CHURCH

BY: Tony Rowe
ITS: Church Treasurer
DATE: 11/17/23

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Tony Rowe, whose name as Church Treasurer of St Peter Missionary Baptist Church is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he/she, as officer/representative and with full authority, executed the same voluntarily for and as the act of said St Peter Missionary Baptist Church on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2023.

Rebecca M Andrews
NOTARY PUBLIC
My Commission Expires: 4/20/24



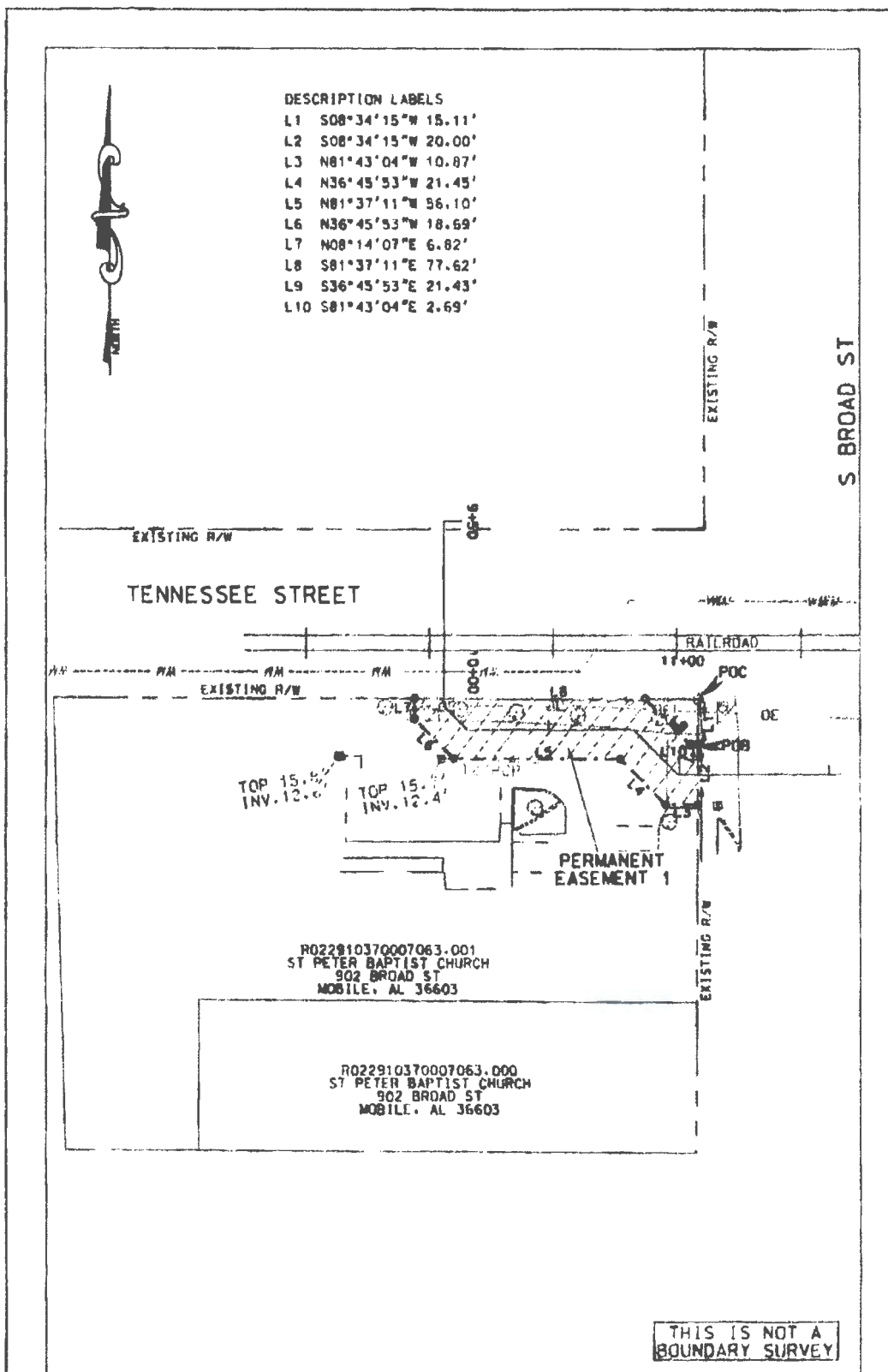
GRANTOR'S ADDRESS:
St Peter Missionary Baptist Church
901 S. Broad Street
Mobile, AL 36603

GRANTEE'S ADDRESS:
Board of Water & Sewer Commissioners of the City of Mobile
P.O. Box 180249
Mobile AL 36618-0249

Property Address:
902 S. Broad Street
Mobile, AL 36603
Key # 2028282

INSTRUMENT PREPARED BY:
Michael M. Linder, Jr.
The Atchison Firm, P.C.
411 Azalea Road
Mobile, Alabama 36609

PREPARED WITHOUT TITLE EXAMINATION



MOBILE AREA WATER AND SEWER BOARD

EASEMENT NO.	<u>1</u>	PROJECT NO.	<u>M5712-2727</u>
OWNER	<u>ST PETER BAPTIST CHURCH</u>	DATE	<u>10/26/2022</u>
		COUNTY	<u>MOBILE</u>
		SCALE:	<u>1" = 40'</u>