

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 1644965, 359971, and portions of 360790, 361968, 361959

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: \$598,850.00

Source of Funds for the Purchase: Capitol 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.

ABB5 2024 -318
STATE OF ALABAMA
COUNTY OF MOBILE

Inst. # 2024021128 Pages: 1 of 9 Doc: D
I certify this instrument filed on 4/8/2024 9:55 AM
Don Davis, Judge of Probate
Mobile County, AL. Rec: \$26.50
DeedTx: \$0.00
MinTx \$0.00 Clerk: KSTOJANIK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Janice D. Reed, a single person as sole beneficiary of the Estate of Mark B. Reed (as to undivided 25% interest) Damon B. Reed, a married person, (as to undivided 12.5% interest) Byron A. Reed, a married person, (as to undivided 12.5% interest) Aimee H. Stone formerly Aimee C. Holmes, a married person, (as to undivided 12.5% interest) Edward E. Holmes, II, a married person, (as to undivided 12.5% interest) Robin G. Barnett also known as Robin Dawn Barnett, a married person (as to undivided 12.5% interest) and Candace G. Broughton, formerly Penry, a married person, (as to undivided 12.5% interest)** (hereinafter referred to as "Grantors"), in consideration of the sum of FIVE HUNDRED NINETY EIGHT THOUSAND EIGHT HUNDRED FIFTY AND 00/100 DOLLARS (\$598,850.00), cash, and other good and valuable considerations to said Grantors in hand paid by **The Board of Water & Sewer Commissioners of The City of Mobile**, hereinafter called the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all that real property situate, lying and being in the County of Mobile, State of Alabama, described as follows, to-wit:

BEGINNING AT A CRIMP TOP IRON FOUND AT THE NORTHWEST CORNER OF SECTION 20, T3S-R3W, MOBILE COUNTY ALABAMA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 17, T3S-R3W, MOBILE COUNTY, ALABAMA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 17, T3S-R3W, RUN N00°28'14"E 164.97 FEET TO A CAPPED (GREG STIRM) REBAR FOUND; THENCE RUN S89°42'44"E 2627.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BLACKWELL NURSERY ROAD WEST; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF BLACKWELL NURSERY ROAD WEST, RUN S01°08'07"W 205.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BLACKWELL NURSERY ROAD SOUTH; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF BLACKWELL NURSERY ROAD SOUTH, RUN S89°12'27"E 41.05 FEET TO A 1" OPEN TOP IRON FOUND; THENCE RUN S01°48'54"W 1287.61 FEET TO A CAPPED (GREG SPIES) REBAR FOUND; THENCE RUN S00°53'38"W 1347.10 FEET TO A 4"X4" CONCRETE MONUMENT FOUND; THENCE RUN N88°53'40"W 2629.18 FEET TO A CRIMP TOP IRON FOUND; THENCE RUN N00°31'39"E 1324.08 FEET TO A CRIMP TOP IRON FOUND; THENCE RUN N00°31'34"E 1313.72 FEET TO THE POINT OF BEGINNING. CONTAINING 171.10 ACRES, MORE OR LESS.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, in the manner and interest as set forth and stated hereinabove, and unto its successors and assigns, forever.

This conveyance is made subject to the following:

1. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantors.

2. Easement granted to Alabama Power Company as recorded in Deed Book 433, Page 6
3. Easement granted to Alabama Power Company as recorded in Deed Book 457, Page 650.
4. Right of Way Deed for Public Road granted to Mobile County as recorded in Deed Book 461, Page 259.
5. Right of Way Deed for Public Road granted to Mobile County as recorded in Deed Book 535, Page 593.
6. Right of Way Deed for Public Road granted to Mobile County as recorded in Real Property Book 479, Page 451.
7. Oil, gas and mineral lease granted to Sun Oil Company as recorded in Real Property Book 469, Page 501.
8. Roadway Right of Way Easement as recorded in Real Property Book 2194, Page 56.
9. Roadway Right of Way Easement as recorded in Real Property Book 2194, Page 53 and as shown on survey by McCrory & Williams dated March 14, 2024.
10. Right of Way Deed for Public Road granted to Mobile County as recorded in Real Property Book 4490, Page 565.

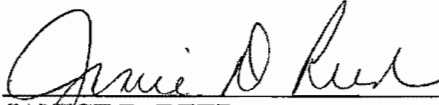
All recording references herein are to the records in the Office of the Judge of Probate of Mobile County, Alabama.

And, except as to taxes hereafter falling due which are assumed by the Grantee herein, and except as herein otherwise provided, said Grantors do for themselves and for their heirs and assigns, hereby covenant with the Grantee herein, its successors and assigns, that it is seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that they will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSE(S)

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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals effective on this the 5th day of April, 2024.

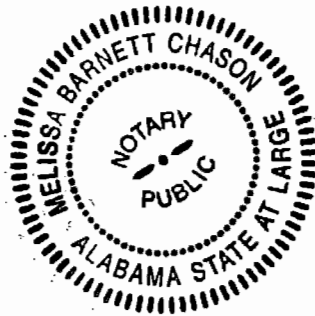

JANICE D. REED

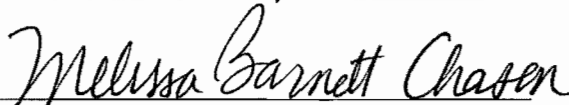
STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janice D. Reed, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of April, 2024.




NOTARY PUBLIC
My Commission Expires: 7-12-2026

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Damon B. Reed

DAMON B. REED

STATE OF ALABAMA

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Damon B. Reed, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of April, 2024.



Kristi W Taylor
NOTARY PUBLIC
My Commission Expires: 03/01/2025

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Aimee H. Stone
AIMEE H. STONE

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aimee H. Stone, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of April, 2024.

David Harlan Holbert
NOTARY PUBLIC
My Commission Expires: 4/2/27
~~PH~~



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Robin G. Barnett

**ROBIN G. BARNETT ALSO KNOWN AS
ROBIN DAWN BARNETT**

STATE OF CALIFORNIA

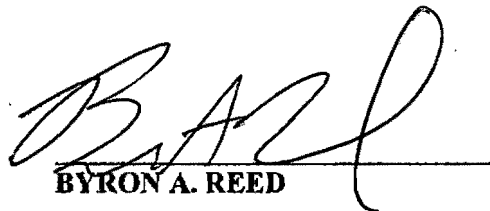
COUNTY OF Orange)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robin G. Barnett also known as Robin Dawn Barnett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2024.



[Signature]
NOTARY PUBLIC
My Commission Expires: 8/11/2026


BYRON A. REED

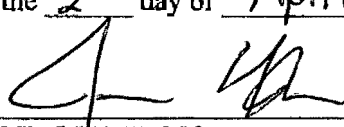
STATE OF GEORGIA

COUNTY OF Troup)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Byron A. Reed, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of April, 2024.




NOTARY PUBLIC

My Commission Expires: June 25, 2027

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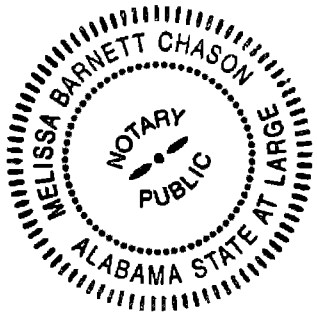
Edward E Holmes II
EDWARD E. HOLMES, II

STATE OF ALABAMA

COUNTY OF Mobile)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Edward H. Holmes, II, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2024.



Melissa Barnett Chason
NOTARY PUBLIC
My Commission Expires: 7-12-2026

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CANDACE G. BROUGHTON

STATE OF ALABAMA

COUNTY OF Baldwin)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Candace G. Broughton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of March, 2024.


NOTARY PUBLIC
My Commission Expires: 5-15-27

Grantee's Address: 4725 Moffett Road, #B, Mobile, AL 36618

Grantor's Address: 432 Colony Drive, Fairhope, AL 36532

Property Description: 175 acres +/-, subject to survey, Semmes, AL 36575



THIS INSTRUMENT PREPARED BY:

Jeffrey P. Setterstrom
ANDERS, BOYETT, BRADY & SMITH, P.C.
One Maison, Suite 203
3800 Airport Boulevard
Mobile, Alabama 36608
(251) 344-0880
2024-318

78.6

LINE

PRIVATE RD 304

SAWYER WOODS RD

175 Ac

120 AC

(B)

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