

Gamble/Kent

**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: KEY NO. 1004745  
Identification of the appraiser, if any: M.D. Bell Co.  
Date of the appraisal, if any: 10/19/18  
Appraised value of the property: \$2,132.00  
Source of value if no formal appraisal done: N/A  
Amount of value if no formal appraisal done: N/A  
Date of valuation if no formal appraisal done: N/A

***Contract on the property:*** See attached, if any.

***Terms of the Purchase:*** \$2,132.00 paid

***Source of Funds for the Purchase:*** Capital Improvement Fund

***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 AND TEMPORARY EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, that **KEVIN LEE KENT**, a married man, and **VERDIA ADELE GAMBLE**, a single woman (hereinafter referred to as GRANTOR, whether one or more), for and in consideration of the amount of Two Thousand, One Hundred Thirty Two Dollars and No/100s (\$2,132.00) 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 PORTION OF LOT 2, RESUBDIVISION OF LOTS 1-30 OF THE RESUBDIVISION OF LOTS 28-55, GULF MANOR, FIRST ADDITION, AND LOTS 56-87, GULF MANOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 10, PAGE 90 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, RESUBDIVISION OF LOTS 1-30 OF THE RESUBDIVISION OF LOTS 28-55, GULF MANOR, FIRST ADDITION, AND LOTS 56-87, GULF MANOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 10, PAGE 90 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 1°54'49"

EAST, 135.01 FEET; THENCE RUN NORTH 42°54'45" EAST, 8.68 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN NORTH 42°54'45" EAST, 80.93 FEET; THENCE RUN SOUTH 34°15'38" EAST, 25.09 FEET; THENCE RUN SOUTH 60°54'01" WEST, 79.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 990 SQUARE FEET, MORE OR LESS.

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

In addition to the foregoing, and for the same consideration as set forth hereinabove, GRANTOR does hereby remise, release, quitclaim and convey unto the GRANTEE all of GRANTOR'S right, title and interest in and to 121 linear feet of chain link fence located on the above described easement.

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 heirs, 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.

AND FURTHER, in addition to the above permanent grant of easement, the GRANTOR, for value received, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said GRANTEE a **TEMPORARY EASEMENT** in, on, over, under, through, across and above the real property described as follows:

A PORTION OF LOT 2, RESUBDIVISION OF LOTS 1-30 OF THE RESUBDIVISION OF LOTS 28-55, GULF MANOR, FIRST ADDITION, AND LOTS 56-87, GULF MANOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 10, PAGE 90 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, RESUBDIVISION OF LOTS 1-30 OF THE RESUBDIVISION OF LOTS 28-55, GULF MANOR, FIRST ADDITION, AND LOTS 56-87, GULF MANOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 10, PAGE 90 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 1°54'49" EAST, 114.80 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN NORTH 1°54'49" EAST, 20.21 FEET; THENCE RUN NORTH 42°54'45" EAST, 8.68 FEET; THENCE RUN NORTH 60°54'01" EAST, 79.23 FEET; THENCE RUN SOUTH 5°27'50" WEST, 24.27 FEET; THENCE RUN SOUTH 60°54'01" WEST, 84.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 464 SQUARE FEET, MORE OR LESS.

The above described temporary easement is for construction purposes only and will be permanently abandoned and will revert to the GRANTOR upon completion and acceptance by the Board of Water and Sewer Commissioners of the City of Mobile of its Eslava Creek 48" Force Main Project, McCrory Williams Project No. M5712-2650, or sixty (60) months from the date hereof, whichever first occurs.

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 heirs, 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.

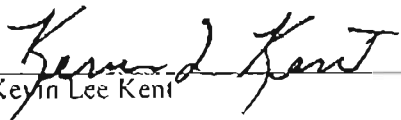
GRANTOR warrants that the above described lands are no part of his/her/their homestead.


The undersigned warrant that they are the sole and only heirs at law of Mildred Gamble, who died intestate on or about June 15, 2007, and whose estate was administered in Mobile County Probate Case No. 2010-1084.

This instrument may be executed in multiple counterpart with each counterpart taken together to constitute a single document.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument on this the 30 day of January, 2019.

GRANTOR:

  
Keyin Lee Kent

  
Verdja Adele Gamble

STATE OF ALABAMA

COUNTY OF MOBILE

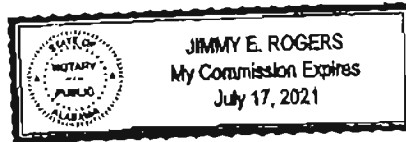
I, the undersigned Notary Public, in and for said State and County, do hereby certify that KEVIN LEE KENT, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of JANUARY, 2019.

Jimmy E. Rogers  
NOTARY PUBLIC  
My Commission Expires: 7/17/2021

STATE OF GEORGIA

COUNTY OF MOBILE



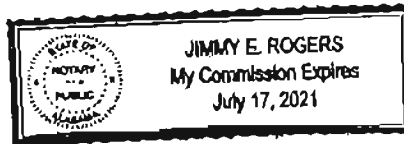
I, the undersigned Notary Public, in and for said State and County, do hereby certify that VERDIA ADELE GAMBLE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of JANUARY, 2019.

Jimmy E. Rogers  
NOTARY PUBLIC  
My Commission Expires: 7/17/2021

GRANTOR'S ADDRESS:

Kevin Lee Kent  
10315 Fernland Road  
Grand Bay, Al. 36541  
(251) 622-7625



Verdia Adele Gamble  
~~1160 Hammond Drive, Unit 373~~  
~~Atlanta, GA 30328-5497~~  
~~(470) 514-5158~~ (404) 964-1947

→ 833 University Blvd #102  
Mobile, AL 36609

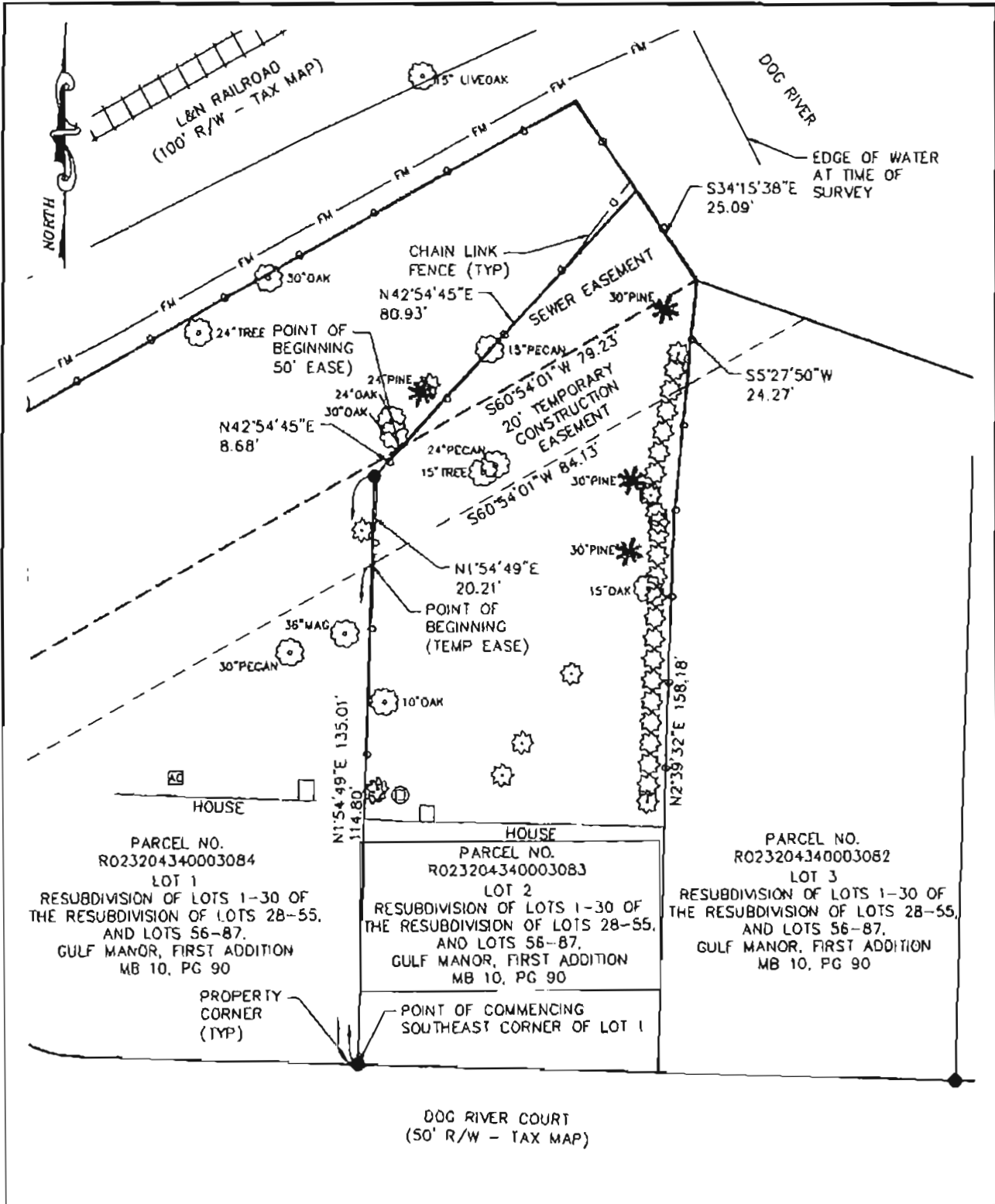
GRANTEE'S ADDRESS:

Board of Water & Sewer Commissioners of the City of Mobile  
P.O. Box 180249  
Mobile AL 36618-0249

PROPERTY ADDRESS: 2260 Dog River Ct., Mobile, AL 36605. Key 1004745

INSTRUMENT PREPARED BY:

Christopher A. Arledge  
The Atchison Firm, P.C.  
3030 Knollwood Drive  
Mobile, Alabama 36693



**McCrory Williams**  
 ENGINEERS SURVEYORS  
 3207 INTERNATIONAL DRIVE, SUITE G, MOBILE, ALABAMA 36608  
 PHONE: (251) 476-4720 FAX: (251) 476-4721

<b>SKETCH MAP FOR MOBILE AREA WATER AND SEWER SERVICE</b>		
SCALE: 1"=30'	DRAWN BY: NAR	DATE: Sep. 26, 2018
JOB NO. M5712-2650	APPROVED BY:	SHEET 1 OF 1