

Word

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. 1675556
Identification of the appraiser, if any: M.D. Bell Co.
Date of the appraisal, if any: 10/19/18
Appraised value of the property: \$1,813.00
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: \$1,813.00 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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **WILLIAM JAMES WARD**, a *Married* man (hereinafter referred to as GRANTOR, whether one or more), for and in consideration of the amount of One Thousand, Eight Hundred Thirteen Dollars and No/100s (\$1,813.00) 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 construction 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 temporary construction easement 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 24 GULF MANOR 1ST ADDITION AS RECORDED IN MAP BOOK 8, PAGE 159 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 22 GULF MANOR 1ST ADDITION AS RECORDED IN MAP BOOK 8, PAGE 159 IN THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 60°54'01" EAST, 140.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE NORTH 60°54'01" EAST, 70.00 FEET; THENCE RUN SOUTH 29°05'59" EAST, 50.00 FEET; THENCE RUN SOUTH 60°54'01" WEST, 70.00 FEET; THENCE RUN NORTH 29°05'59" WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3500 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, its successors and assigns, for the period or term set forth herein.

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 170 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.

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, including 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 and over and across the real property of GRANTOR to said easement for the purpose of exercising the rights, privileges and easements hereinabove described.

The foregoing easement, including all documents incorporated herein by reference, if any, and any addendum to this easement between the GRANTOR and GRANTEE of even date herewith, constitutes the complete and exclusive agreement between the 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.

The above described lands constitute no part of the homestead of the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument on this the 8 day of Feb, 2019

GRANTOR:
William J. Ward
William James Ward

STATE OF ALABAMA

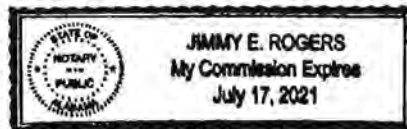
COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County, do hereby certify that WILLIAM JAMES WARD, 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 8th day of FEBRUARY, 2019

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

GRANTOR'S ADDRESS:
William James Ward
2608 Walton Ave.
Mobile, AL 36606



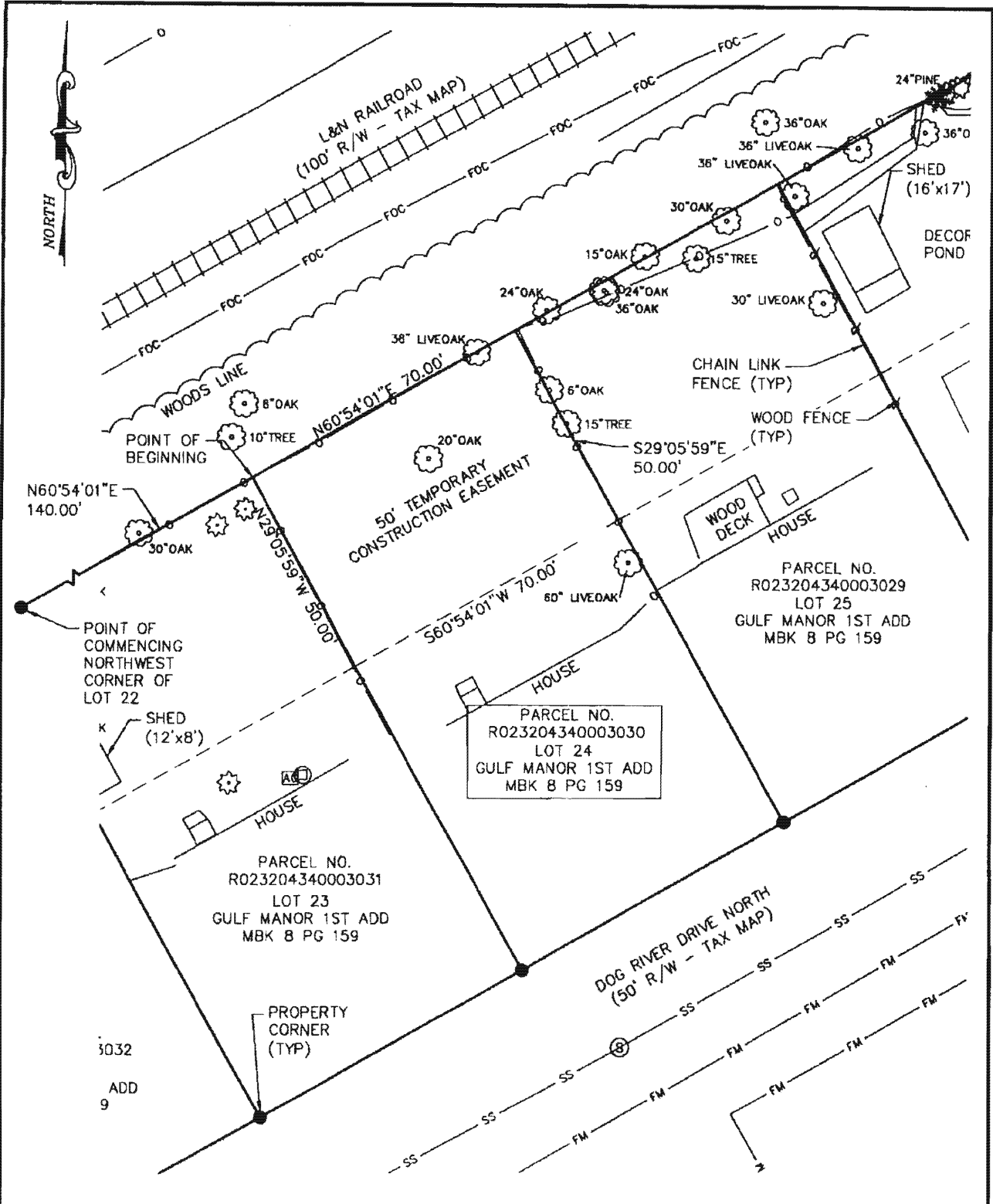
GRANTEE'S ADDRESS:

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

PROPERTY ADDRESS: 2306 Dog River Drive N., Mobile, AL 36605, KEY NO. 1675556

INSTRUMENT PREPARED BY:

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



McCrorry Williams
 Engineers Surveyors
 3207 INTERNATIONAL DRIVE, SUITE G, MOBILE, ALABAMA 36606
 PHONE: (251) 476-4720 FAX: (251) 476-4721

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