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: X Yes _____ No
Property Identification from appraisal or otherwise: Vacant Land - No Address – Navco Road and Nortons Lane, Key Nos. 1468584, 897952, 1468557, 1468548, 1468539, 1468593, 1468520, 1468511, 1468502
Identification of the appraiser, if any: Madeleine Downing, Gaylord C. Lyon & Co., Inc.
Date of the appraisal, if any: 10/24/19
Appraised value of the property: $848,000.00
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: $990,000 negotiated amount 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.

Inst. # 2021024109 Pages: 1 of 4 I certify this instrument filed on: 4/16/2021 3:05 PM
Doc: D Don Davis, Judge of Probate Mobile County, AL Rec: $14.00 DeedTx: $0.00 MinTx $0.00
Clerk: KROBINSON ERecorded

16+/- mineral acres, non-producing

STATE OF ALABAMA

COUNTY OF MOBILE

SLT-175511

WARRANTY DEED WITH MINERAL RESERVATION

KNOW ALL MEN BY THESE PRESENTS that **LINTON ROAD COMPANY, LLC**, a Louisiana limited liability company, hereinafter referred to as the Grantor, for and in consideration of the sum of Nine Hundred Ninety Thousand Dollars and No/100s ($990,000.00) and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, a public agency or instrumentality, hereinafter referred to as the Grantee, does hereby GRANT, BARGAIN, SELL and CONVEY forever unto the said Grantee, subject to the mineral reservation hereinafter set forth, that certain real property in the County of Mobile, State of Alabama, more particularly described as follows, to-wit:

Parcel One

Lots 1-6, Norton Woods, Unit One, according to the map or plat recorded in Map Book 32, page 91, Probate Records of Mobile County, Alabama.

Parcel Two

Commencing at the Northeast corner of Norton Woods, Unit One, as recorded in Map Book 32, page 91 of the records in the Office of the Judge of Probate, Mobile County, Alabama; thence run South 06 degrees, 23 minutes, 48 seconds West 110.56 feet to the Southeast corner of Lot 1 of said Norton Woods, Unit One for the point of beginning of the property herein described; thence run North 77 degrees, 49 minutes, 15 seconds West 325.18 feet; thence run North 12 degrees, 10 minutes, 45 seconds East a distance of 75.0 feet to the P.C. of a curve to the right having a radius of 25.0 feet; thence run Northeastwardly along the arc of said curve to the right 39.27 feet to the P.T. of said curve and the South line of a 10 foot strip dedicated for widening; thence run North 77 degrees, 49 minutes, 15 seconds West along said South line 100.0 feet to the P.T. of a curve having a radius of 25.0 feet; thence run Southeastwardly along the arc of said curve 39.27 feet to the P.C. of said curve; thence run South 12 degrees, 01 minutes, 45 seconds West 75.0 feet; thence run North 77 degrees, 49 minutes, 15 seconds West 385.0 feet; thence run South 84 degrees, 41 minutes, 45 seconds West 113.0 feet; thence run South 05 degrees, 18

minutes, 15 seconds East 141.22 feet; thence run South 84 degrees, 41 minutes, 45 seconds West 65.0 feet to the P.C. of a curve to the right having a radius of 25.0 feet; thence run Northwestwardly along the arc of said curve 39.27 feet to the P.T. of said curve and the East right-of-way of Navco Road (60 foot right-of-way); thence run South 05 degrees, 18 minutes, 15 seconds East along said East right-of-way 100.0 feet to the P.T. of a curve having a 25 foot radius; thence run Northeastwardly along the arc of said curve 39.27 feet to the P.C. of said curve; thence run North 84 degrees, 41 minutes, 45 seconds East 65.0 feet; thence run South 05 degrees, 18 minutes, 15 seconds East 591.9 feet to the Southeast corner of Lot 16, Norton Woods, Unit One; thence run South 77 degrees, 42 minutes, 04 seconds East along the North line of Chighizola Estates as recorded in Map Book 2, page 63, a distance of 712.07 feet to a point on the East line of the former GM&O Railroad right-of-way (50 feet); thence run North 06 degrees, 23 minutes, 48 seconds East along said East line 785.7 feet to the point of beginning of the property herein described.

There is hereby excepted from this conveyance and reserved unto the Grantor, its successors and assigns, any and all oil, gas and associated hydrocarbons and all other minerals, mineral interests, mineral substances, and mineral deposits of any kind or character, whether solid, liquid, or gaseous (but not including soil, sand, clay, gravel, aggregates or any other substance that cannot be extracted or utilized without disturbing the surface of the land, as by stripping, mining or quarrying), including any and all royalty interests, owned by the Grantor in, on or under the above described lands, including the full rights of ingress, egress and regress over and across the above described lands for the purposes of prospecting for, developing, producing, removing and transporting said oil, gas and other minerals, provided, however, that drilling for, production of or other means of removal of oil, gas, and minerals from said lands shall be by directional drilling or other means of removal entering said lands at least 200 feet below the surface thereof and without any disturbance of the surface of said lands, unless Grantee, Grantee's heirs, successors and/or assigns or the then owner(s) of the Property shall otherwise agree or consent in writing.

SUBJECT, HOWEVER, TO THE FOLLOWING MATTERS MADE PART HEREOF AND FULLY INCORPORATED HEREIN BY REFERENCE:

1. All prior conveyances, reservations and exceptions of oil, gas and other minerals that appear of record

2. Zoning ordinances, restrictive covenants and/or building setback lines, if any, applicable to the aforesaid property, but specifically excluding those covenants recorded in RP Book 2140, at Page 311, Mobile County Probate Court land records affecting Parcel Two thereof

3. Current year ad valorem taxes due and payable on October 1.

4. Easements for utilities and/or roadways of record, and any portion of said property lying with the right of way of any public road or utility.

5. Building setback line, easements and dedications as shown on plat of Norton Woods, Unit One, recorded in Map Book 32, Page 91.

6. Any rights of way of sewer, water, gas or other public utilities including telephone and electric power lines that may cross or be located within the former right of way of Gulf, Mobile and Ohio Railroad.

7. Amendment to Restrictive covenants contained in instrument dated 3-13,17 and31,2021 recorded in Instrument No. 2021024060 and all amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

TOGETHER WITH ALL AND SINGULAR the rights, privileges and appurtenances thereunto belonging or in anywise appertaining, TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, forever.

And, except as to the taxes hereafter falling due, and subject to the restrictions hereinabove set forth, the said Grantor, for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to sell and convey the same in fee simple, that said property is free and clear of all liens and encumbrances, and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property unto the Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be executed by its duly authorized representative on this the 13th day of April, 2021.

LINTON ROAD COMPANY, LLC,
a Louisiana limited liability company

By: _____
Robert M. Aiello, Its Managing Member

STATE OF Louisiana

COUNTY/PARISH OF Bossier

I, the undersigned Notary Public, in and for said State and County or Parish, do hereby certify that ROBERT M. AIELLO, whose name as Managing Member of Linton Road Company, LLC, 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, as such officer/representative and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal of office on this the 15th day of April, 2021.

_____
NOTARY PUBLIC
My Commission Expires: _____

ALEXANDRA S AIELLO
NOTARY PUBLIC
NOTARY #133502
STATE OF LOUISIANA
My Commission is for Life

PROPERTY ADDRESS:
Vacant Land - No Address – Navco Road and Nortons Lane
Key Nos. 1468584, 897952, 1468557, 1468548, 1468539, 1468593, 1468520, 1468511, 1468502

GRANTOR'S ADDRESS:
Linton Road Company, LLC
P.O. Box 6155
Bossier City, LA 71171

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

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