

**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 Nos. 797007

Identification of the appraiser, if any: N/A

Date of the appraisal, if any: N/A

Appraised value of the property: N/A

Source of value if no formal appraisal done: Appraisal of similarly situated property

Amount of value if no formal appraisal done: \$2,700.00

Date of valuation if no formal appraisal done: 7/13/21

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

***Terms of the Purchase:*** \$3,000 negotiated amount paid plus MAWSS will construct fence around easement area at a cost of approximately \$7,500.

***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 **DAVID D. ROBERTS, JR.**, a married man (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 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:

COMMENCING FROM THE NORTHEAST CORNER OF LOT 13, BLOCK 18, DUBROCA TRACT, AS SHOWN ON PLAT RECORDED IN DEED BOOK 141 PAGE 39 IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA; SAID CORNER ALSO LYING ON THE WEST RIGHT OF WAY OF CRENSHAW STREET; THENCE RUN SOUTH 00°23'23" EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 19.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY, RUN SOUTH 00°23'23" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE LEAVING SAID WEST RIGHT OF WAY, RUN SOUTH 88°32'10" WEST A DISTANCE OF 60.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF SAID LOT 13, RUN NORTH 00°23'23" WEST A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN NORTH 88°32'10" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED EASEMENT

CONTAINING 0.04 ACRES (1800.00 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.

The above described temporary easement is being conveyed so as to allow the GRANTEE to construct and implement its Crenshaw Street Lift Station and Force Main Improvements Project, GMC # CMOB190300, as per plans designed by Goodwyn Mills Cawood engineers. The above described temporary easement is for construction storage purposes only and will be permanently abandoned and will revert to the GRANTOR upon completion and acceptance of the aforesaid project by the Board of Water and Sewer Commissioners of the City of Mobile, Alabama or twenty-four (24) months from the date hereof, whichever first occurs.

Any and all lands and/or improvements, excluding trees and shrubs, disturbed in the utilization of the rights hereby granted will be restored to a condition as reasonably close to the same as existed immediately prior to said disturbance as is practicable, all at no direct cost to the GRANTOR.

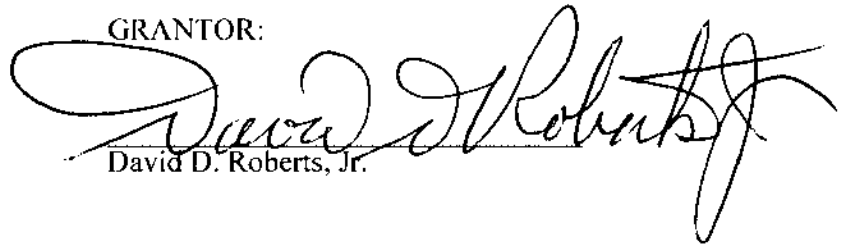
GRANTEE does hereby obtain all the rights and privileges necessary or convenient for the full enjoyment and use of said easement, including the right of necessary and reasonable ingress and egress by the agents, employees and equipment of GRANTEE, its successors and assigns, over and across the above described easement 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 15<sup>th</sup> day of November, 2021.

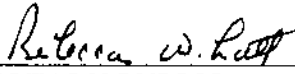
GRANTOR:  
  
David D. Roberts, Jr.

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County, do hereby certify that DAVID D. ROBERTS, JR., 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 15<sup>th</sup> day of November, 2021.

  
NOTARY PUBLIC  
My Commission Expires: 9/2/2025

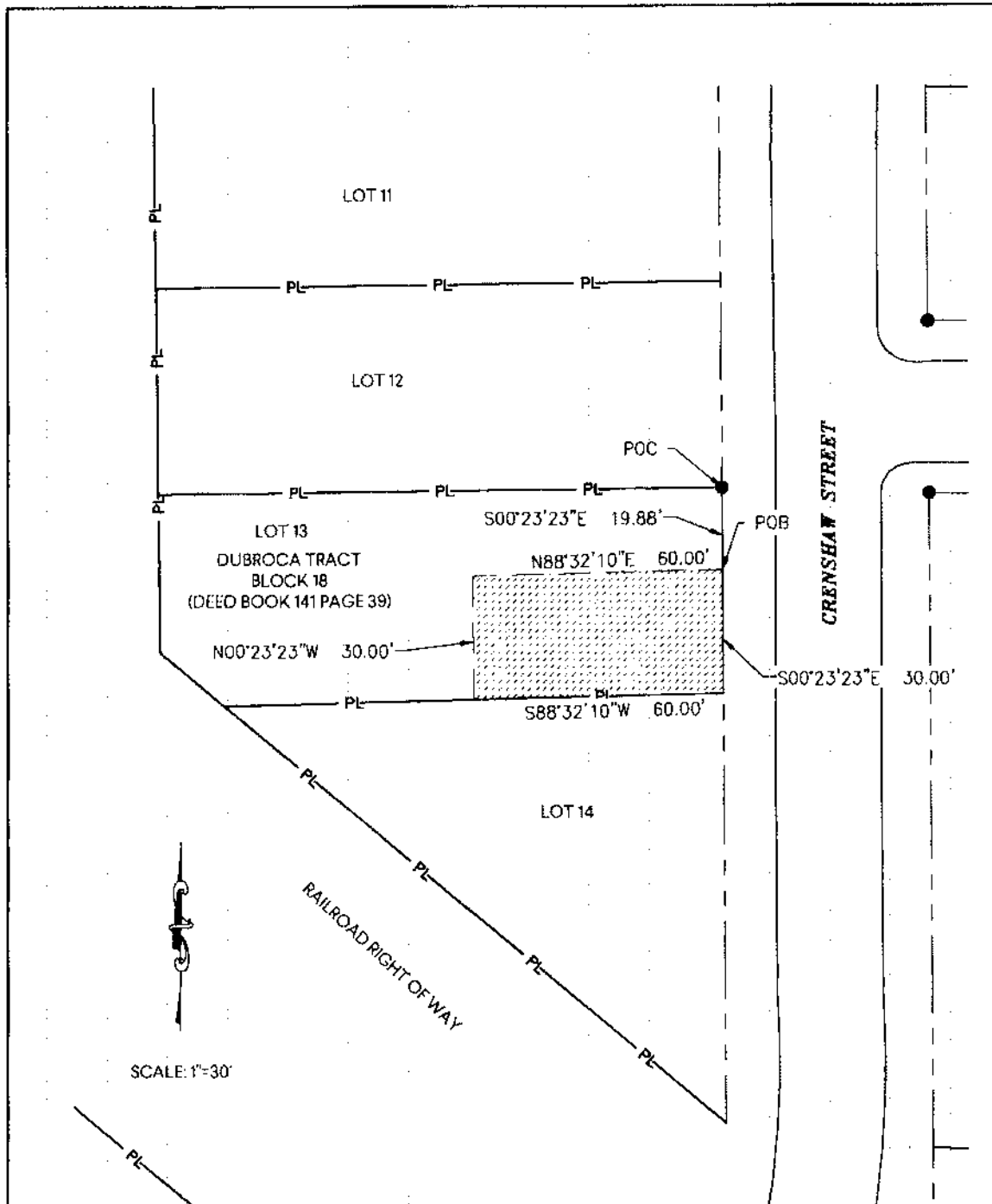
GRANTOR'S ADDRESS:  
3664 Dauphin St.  
Mobile, AL 36608

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

Property Address: 168 Crenshaw St., Mobile, AL., 36606, Key No. 797007

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

PREPARED WITHOUT TITLE EXAMINATION



SCALE: 1"=30'

PARCEL #	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
229072400061 15.000	ROBERTS DAVID D JR	3664 DAUPHIN ST MOBILE, AL 36608	168 & 170 Crenshaw St

- GENERAL NOTES:**
1. THE PURPOSE OF THIS SKETCH IS TO ACCOMPANY A LEGAL DESCRIPTION
  2. DATUM/PROJECTION:  
HORIZONTAL DATUM: NAD83(2011), STATE PLANE COORDINATES, ALABAMA WEST ZONE
  3. -PL- = PROPERTY LINE
  4. POB= POINT OF BEGINNING
  5. POC= POINT OF COMMENCEMENT
  6. TCE= TEMPORARY CONSTRUCTION EASEMENT
  7. EASEMENT AREAS  
TCE = 1,800.00 SQ.FT. OR 0.04 ACRES±.  
////// TEMPORARY CONSTRUCTION EASEMENT

CRENSHAW STREET LIFT STATION  
AND FORCE MAIN IMPROVEMENTS  
MOBILE, AL

SCALE: 1"=30'  
EASEMENT SKETCH

DATE: 5/28/2021  
DRAWN BY: JBB

11 North Water Street, Suite 15250  
Mobile, AL 36602  
T 251.460.4006  
GMCNETWORK.COM

