

2212316

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 09/24/2025 12:48 PM
TOTAL \$0.00 5 Pages



Page 1 of 3

THIS INSTRUMENT PREPARED BY THE
BALDWIN COUNTY HIGHWAY DEPARTMENT
ROBERTSDALE, ALABAMA 36567

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW25111
Green Acres Road
CR 65 east 0.3 miles
05-34-09-31-0-000-003.001
Tract No. 5

mm

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars (\$10.00), cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), **Leroy Coleman, Sr and Shirley B. Coleman, husband and wife**, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto **Baldwin County, Alabama**, the following described property:

Parcel 1 of 1:

A part of the Northeast Quarter of Section 31, Township 4 South, Range 4 East, identified as Tract Number 5 on the Green Acres Rd, Project No. HW25111 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a 1/2 inch yellow capped rebar found at the northeast corner of the Northeast Quarter of Section 31, Township 4 South, Range 4 East, in Baldwin County, Alabama;

Thence S03°01'57"W along the east line of said Section a distance of 1,327.88 feet to a 1/2 inch yellow cap;

Thence S89°32'59"W leaving the east line of said Section a distance of 1,158.48 feet to a point on the grantor's south property line being the Point of Beginning of the property herein to be conveyed;

Thence S89°32'58"W along the grantor's south property line a distance of 372.73 feet to a point on the grantor's southwest property corner;

Thence N01°22'16"E along the grantor's west property line a distance of 30.02 feet to a point on the acquired right-of-way line;

Thence N89°32'59"E along the acquired right-of-way line a distance of 371.77 feet to a point;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

Thence S00°27'02"E along the acquired right-of-way line a distance of 30.00 feet to a point on the grantor's south property line and the Point of Beginning of the property herein conveyed and containing 0.256 acres, more or less.

As shown on the Property Sketch attached hereto and made a part hereof.

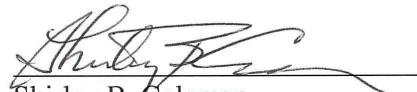
TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 22 day of September, 2025.


Leroy Coleman, Sr


Shirley B. Coleman

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

ACKNOWLEDGMENT

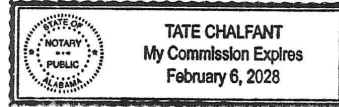
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Leroy Coleman, Sr and Shirley B. Coleman, whose name are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of September, 2025.

Tate Chalfant
NOTARY PUBLIC



Commission Expires: _____

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

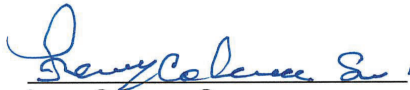
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

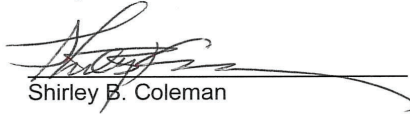
GREEN ACRES ROAD
COUNTY ROAD 65 EAST 0.3 MILES
PROJECT NO. HW25111
BALDWIN COUNTY, ALABAMA
TRACT 5

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of my (our) rights to an appraisal and just compensation and in further consideration of the benefits accrued to my (our) property from the above-referenced project, I (we) do hereby waive my (our) rights to said appraisal and just compensation and grant right-of-entry for the construction of same.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the

22 day of September, 2025.


Leroy Coleman, Sr


Shirley B. Coleman

ACKNOWLEDGMENT

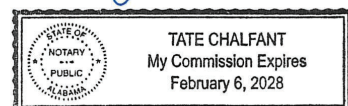
STATE OF ALABAMA)

COUNTY OF BALDWIN)

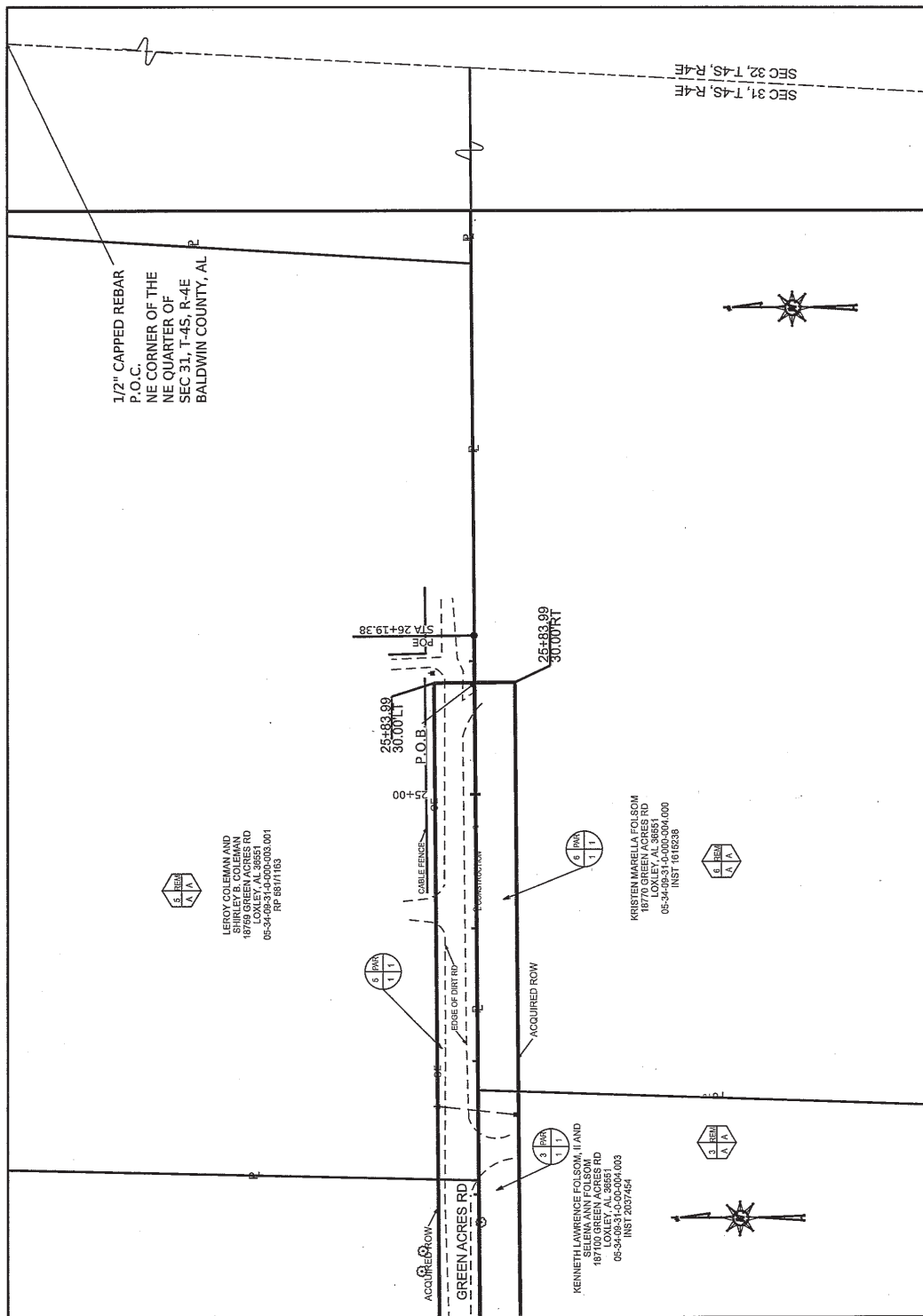
I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Leroy Coleman, Sr and Shirley B. Coleman, whose name(s) is(are), signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she(they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September, 2025.


NOTARY PUBLIC



My Commission Expires



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	5	PROJECT NO.	HW25111
OWNER	LEROY AND SHIRLEY COLEMAN	COUNTY	BALDWIN
TOTAL ACREAGE	7.047	SCALE:	1"=100'
R.O.W. REQUIRED	0.256	DATE;	08-06-2025
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	6.791		