

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

STATE OF ALABAMA     )  
COUNTY OF BALDWIN    )

Project No. 0222211  
Brewer Road  
G, D, B & Pave Brewer Road  
from County Road 65 to Poser Road  
05-55-07-36-0-000-016.000  
05-60-01-01-0-000-001.001  
Tract No. 13

MP

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), Frances Holk-Moore, now known as France Holk-Jones, a married woman, conveying property not part of her homestead. Being the surviving grantee of deeds recorded in Real Property Book 354 page 425, Real Property Book 550 page 1272, Real Property Book 553 page 800 and Real Property Book 663 page 756, the other grantee, Norman Neal Moore, having died on July 31, 2000, 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:

**A part of the Southeast Quarter of the Southeast Quarter of Section 36, Township 7 South, Range 3 East and part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 8 South, Range 3 East, identified as Tract Number 13 on Brewer Road Dirt Road Paving Project No. 0222211 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 2:**

Commencing from a rebar found at the southwest corner of the Southeast Quarter of Section 36, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence run easterly along the south line of said Southeast Quarter of said Section 36 a distance of 1321 feet, more or less, to a point;

GRANTEE'S ADDRESS:

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

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 8/14/2019 2:39 PM  
TOTAL \$ 0.00  
8 Pages

1778076



Thence run northerly a distance of 21 feet, more or less, to a crimped top found on the existing north R/W line of Brewer Road (the grantor's southwest property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence continue northerly along the grantor's west property line a distance of 9 feet, more or less, to a point on the acquired north R/W line;

Thence run easterly along the acquired R/W line a distance of 1264 feet, more or less, to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 125+84.74);

Thence run northeasterly along the acquired R/W line a distance of 35 feet, more or less, to a point on the existing west R/W line of County Road 65;

Thence run southerly along the existing R/W line a distance of 33 feet, more or less, to a point on the existing north R/W line of Brewer Road (the grantor's southeast property corner);

Thence run westerly along the existing R/W line a distance of 1289 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.259 acres, more or less.

**Parcel 2 of 2:**

Commencing from a rebar found at the northwest corner of the Northeast Quarter of Section 1, Township 8 South, Range 3 East, in Baldwin County, Alabama;

Thence run easterly along the north line of said Northeast Quarter of Section 1 a distance of 2174 feet, more or less, to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence continue easterly along the north line of said Section 1 a distance of 435 feet, more or less, to a point on the existing west R/W line of County Road 65 (the grantor's northeast property corner);

Thence run southerly along the existing R/W line a distance of 55 feet, more or less, to a point on the acquired R/W line;

Thence run northwesterly along the acquired R/W line a distance of 35 feet, more or less, to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 125+84.56);

Thence run westerly along the acquired R/W line a distance of 410 feet, more or less, to a point on the grantor's west property line;

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Thence run northerly along the grantor's west property line a distance of 30 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.307 acres, more or less. (0.049 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.258 acres is being acquired from grantor).

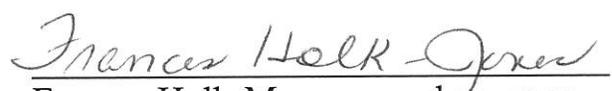
And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein.

**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 advalorem taxes which attached on October 1, last past, and which 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 14 day of August, 2019.

  
\_\_\_\_\_  
Frances Holk-Moore, now known as  
Frances Holk-Jones

GRANTEE'S ADDRESS:

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

**ACKNOWLEDGMENT**

STATE OF ALABAMA     )

COUNTY OF BALDWIN    )

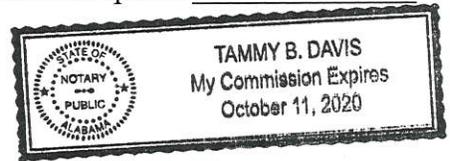
I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that France Holk-Moore now known as Frances Holk-Jones, whose name(s) is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of August, 2019.

Tammy B. Davis

**NOTARY PUBLIC**

My 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

BREWER ROAD  
COUNTY ROAD 65 TO POSER ROAD  
PROJECT NO. 0222211  
BALDWIN COUNTY  
Tract 13

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 14  
day of August, 2019.

\_\_\_\_\_  
Witness

Frances Holk-Jones  
\_\_\_\_\_  
Frances Holk-Moore, now known as  
Frances Holk-Jones

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner:

GRANTEE'S MAILING ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA )

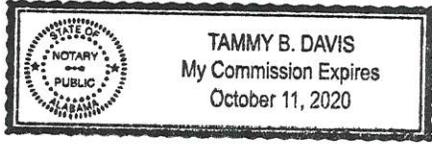
COUNTY OF BALDWIN )

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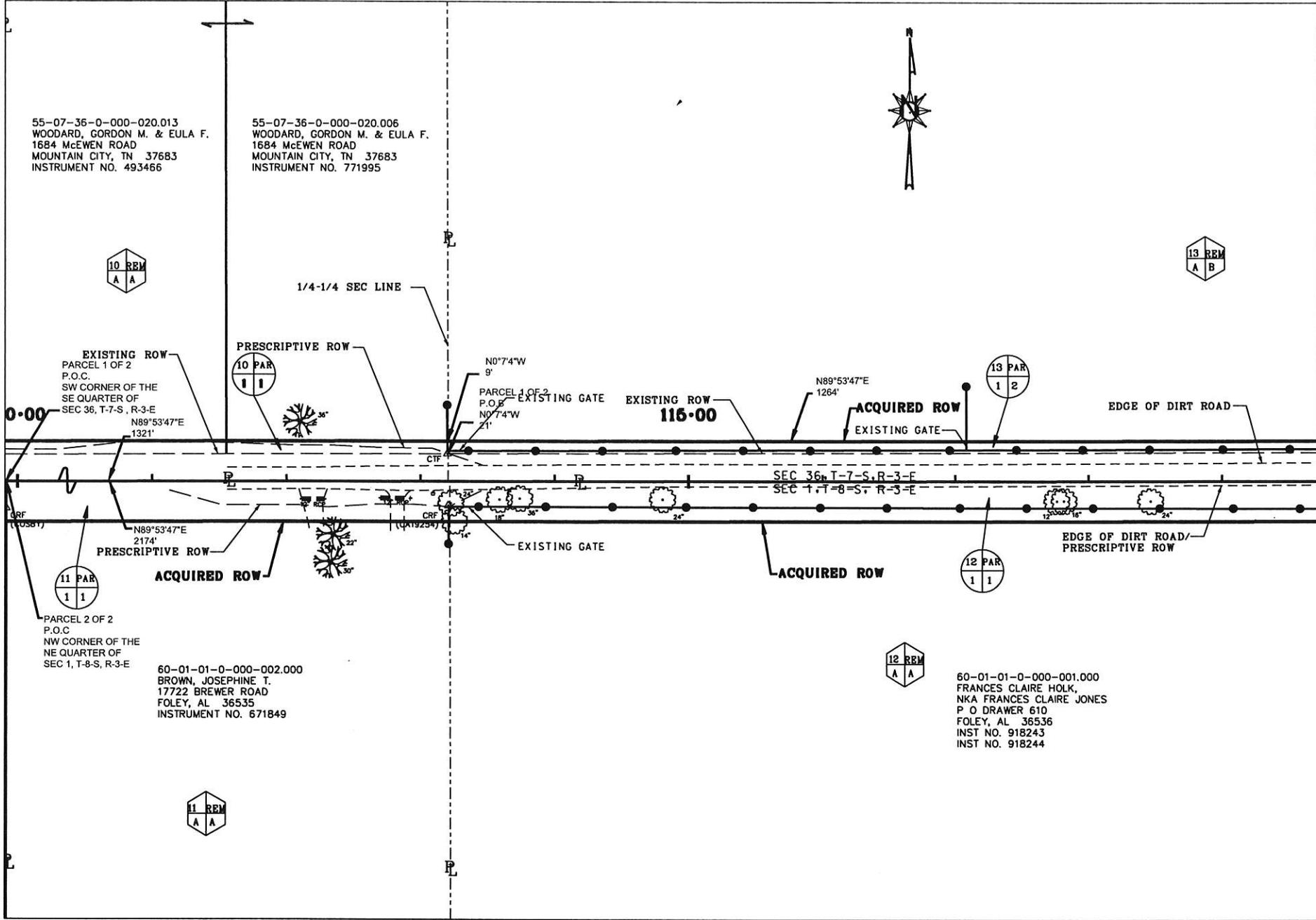
Given under my hand and official seal this 14 day of August, 2019.

Tammy B. Davis  
NOTARY PUBLIC

My Commission Expires \_\_\_\_\_



GRANTEE'S MAILING ADDRESS:  
BALDWIN COUNTY HIGHWAY DEPARTMENT  
P.O. BOX 220  
SILVERHILL, ALABAMA 36576



MATCH LINE SHEET OF 2 OF 2

THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	13	PROJECT NO.	0222211
OWNER	FRANCES HOLK-MOORE NKA FRANCES HOLK-JONES	COUNTY	BALDWIN
TOTAL ACREAGE	57.407	SCALE:	1"=100'
R.O.W. REQUIRED	0.566	DATE:	04-24-2019
PRESCRIPTIVE R.O.W.	0.049	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 2
REMAINDER	56.841		

55-07-36-0-000-020.013  
WOODARD, GORDON M. & EULA F.  
1684 McEWEN ROAD  
MOUNTAIN CITY, TN 37683  
INSTRUMENT NO. 493466

55-07-36-0-000-020.006  
WOODARD, GORDON M. & EULA F.  
1684 McEWEN ROAD  
MOUNTAIN CITY, TN 37683  
INSTRUMENT NO. 771995

60-01-01-0-000-002.000  
BROWN, JOSEPHINE T.  
17722 BREWER ROAD  
FOLEY, AL 36535  
INSTRUMENT NO. 671849

60-01-01-0-000-001.000  
FRANCES CLAIRE HOLK,  
NKA FRANCES CLAIRE JONES  
P O DRAWER 610  
FOLEY, AL 36536  
INST NO. 918243  
INST NO. 918244

