

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

2203176

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 08/06/2025 11:58 AM
TOTAL \$0.00 5 Pages



Project No. HW22021

Malkoskie Road

**G, D, B & Pave from Boros Road
to EOM**

05-53-06-13-0-000-004.000 

Tract No. 3

**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), **Cheryl K. Hanson, a married woman**, conveying property not part of her homestead, 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 Southwest Quarter of Section 13, Township 7 South, Range 5 East, identified as Tract Number 3 on the Malkoskie Road, Project No. HW22021 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a staked mag nail (BCHD) found at the northwest corner of the Southwest Quarter of Section 13, Township 7 South, Range 5 East in Baldwin County, Alabama;

Thence N89°54'04"E along the north line of said Quarter a distance of 869.94 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N89°54'04"E along the grantor's north property line a distance of 869.94 feet to the grantor's northeast property corner;

Thence S00°01'21"W along the grantor's east property line a distance of 25.00 feet to a point on the acquired right-of-way line;

Thence S89°54'04"W along the acquired right-of-way line a distance of 869.94 feet to a point on the grantor's west property line;

Thence N00°01'46"E along the grantor's west property line a distance of 25.00 feet to the Point of Beginning of the property herein conveyed and containing 0.499 acres, more or less.

GRANTEE'S ADDRESS:

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

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 5th day of August, 2025.

Cheryl K. Hanson
Cheryl K. Hanson

ACKNOWLEDGMENT

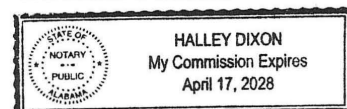
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Halley Dixon, a Notary Public, in and for said County in said State, hereby certify that Cheryl K. Hanson, whose name 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 5th day of August, 2025.

Halley Dixon
NOTARY PUBLIC



Commission Expires: _____

GRANTEE'S ADDRESS:

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

ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

MALKOSKIE ROAD
FROM BOROS ROAD TO EOM
PROJECT NO. HW22021
TRACT NO. 3

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of the fact that this project is not funded and could remain unfunded for some time.

I (We) 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 6th day of 2025 August, 2025.

Cheryl K. Hanson
Cheryl K. Hanson

ACKNOWLEDGMENT

STATE OF ALABAMA)

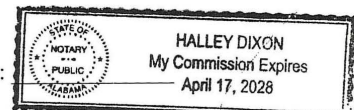
COUNTY OF BALDWIN)

I, Halley Dixon, a Notary Public, in and for said County in said State, hereby certify that Cheryl Hanson, 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.

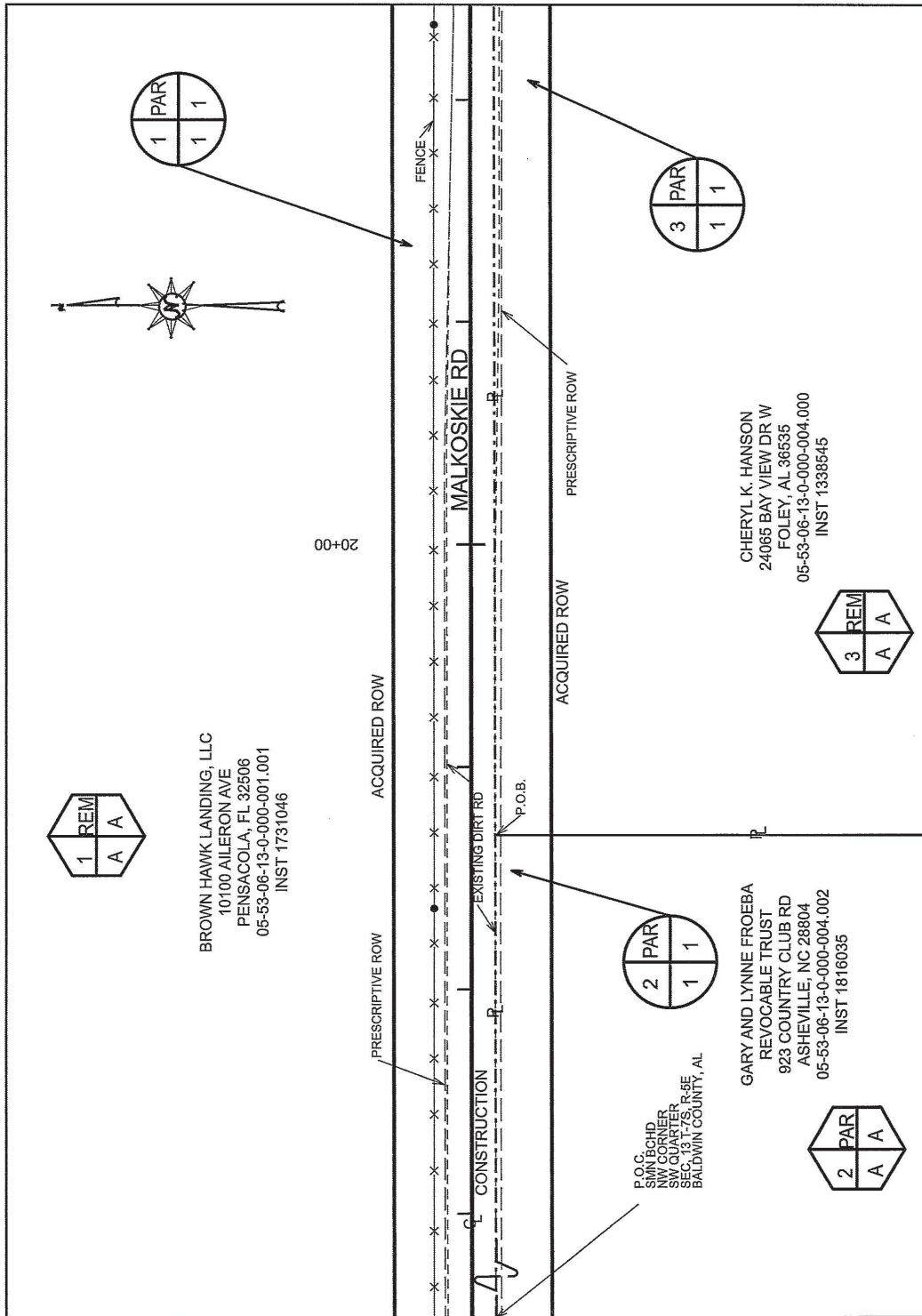
Given under my hand and official seal this 6th day of August, 2025.

Halley Dixon
NOTARY PUBLIC

My Commission Expires:



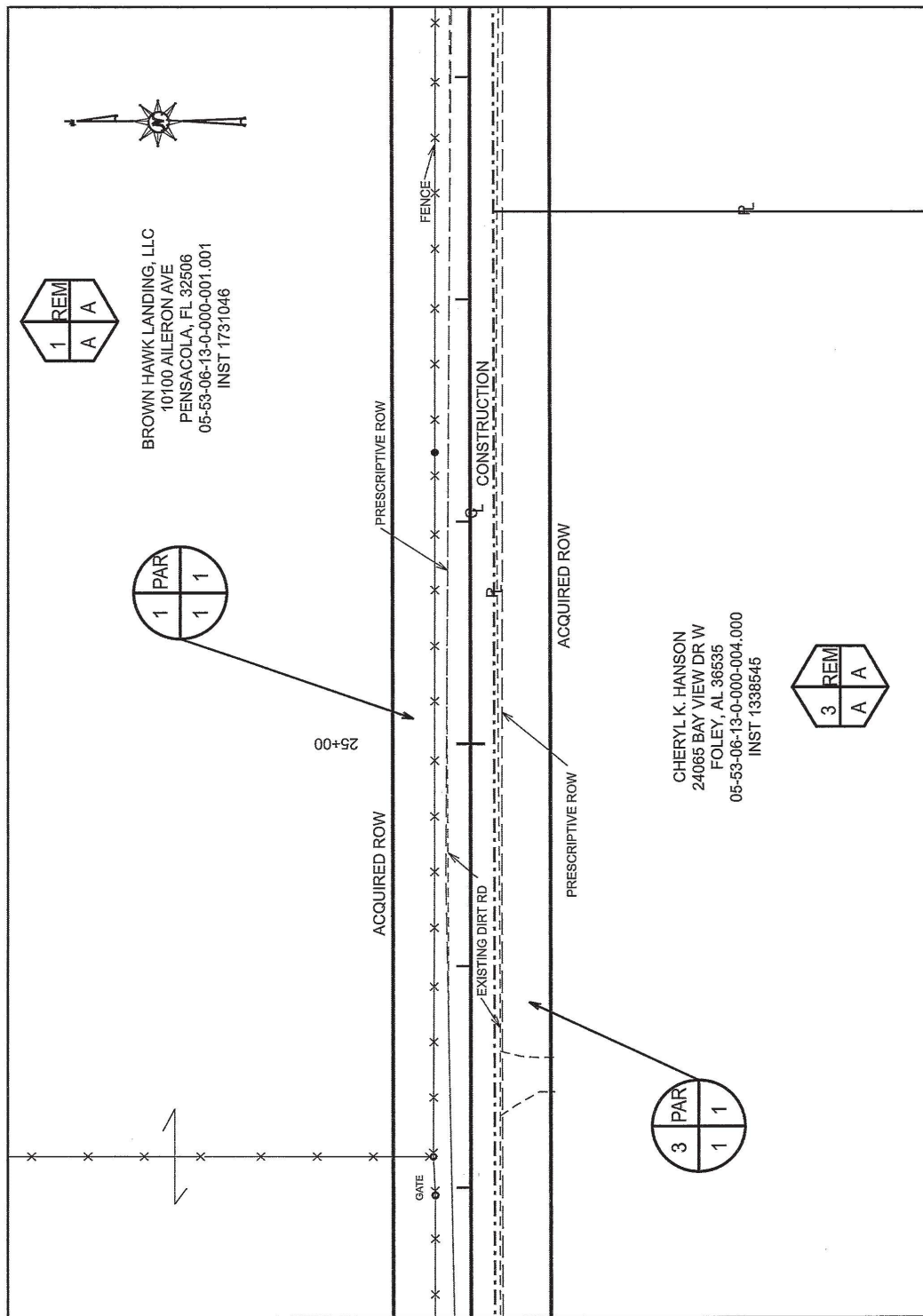
MATCH SHEET 2 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	3	PROJECT NO.	HW22021
OWNER	CHERYL K. HANSON	COUNTY	BALDWIN
TOTAL ACREAGE	26.525	SCALE:	1"=60'
R.O.W. REQUIRED	0.499	DATE:	06-16-2025
PRESRIPTIVE R.O.W.	0.069	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 2
REMAINDER	26.026		



MATCH SHEET 1 OF 2

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	3	PROJECT NO.	HW22021
OWNER	CHERYL K. HANSON	COUNTY	BALDWIN
TOTAL ACREAGE	26.525	SCALE:	1"=100'
R.O.W. REQUIRED	0.499	DATE;	06-16-2025
PREScriptive R.O.W.	0.069	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 2
REMAINDER	26.026		