

2212314

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
05-34-09-31-0-000-004.003
Tract No. 3

mpc

**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), **Kenneth Lawrence Folsom II and Selena Ann Folsom**, 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 3 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 1,463.80 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S01°56'10"W along the grantor's east property line a distance of 30.03 feet to a point on the acquired right-of-way;

Thence S89°32'59"W along the acquired right-of-way line a distance of 488.12 feet to a point;

Thence S00°00'00"W along the acquired right-of-way line a distance of 10.00 feet to a point;

GRANTEE'S ADDRESS:

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

Thence S89°33'00"W along the acquired right-of-way line a distance of 12.79 feet to a point;

Thence N01°55'08"E along the grantor's west property line a distance of 40.03 feet to a point on the grantor's northwest property corner;

Thence S89°32'59"W along the grantor's north property line a distance of 500.59 feet to the Point of Beginning of the property herein conveyed and containing 0.346 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 22nd day of September, 2025.

Kenneth Lawrence Folsom II
Kenneth Lawrence Folsom II

Selena Ann Folsom
Selena Ann Folsom

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

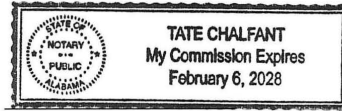
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Kenneth Lawrence Folsom II and Selena Ann Folsom, 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 3

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 22nd day of September, 2025.

Kenneth Lawrence Folsom II
Kenneth Lawrence Folsom II

Selena Ann Folsom
Selena Ann Folsom

ACKNOWLEDGMENT

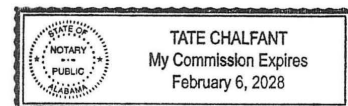
STATE OF ALABAMA)

COUNTY OF BALDWIN)

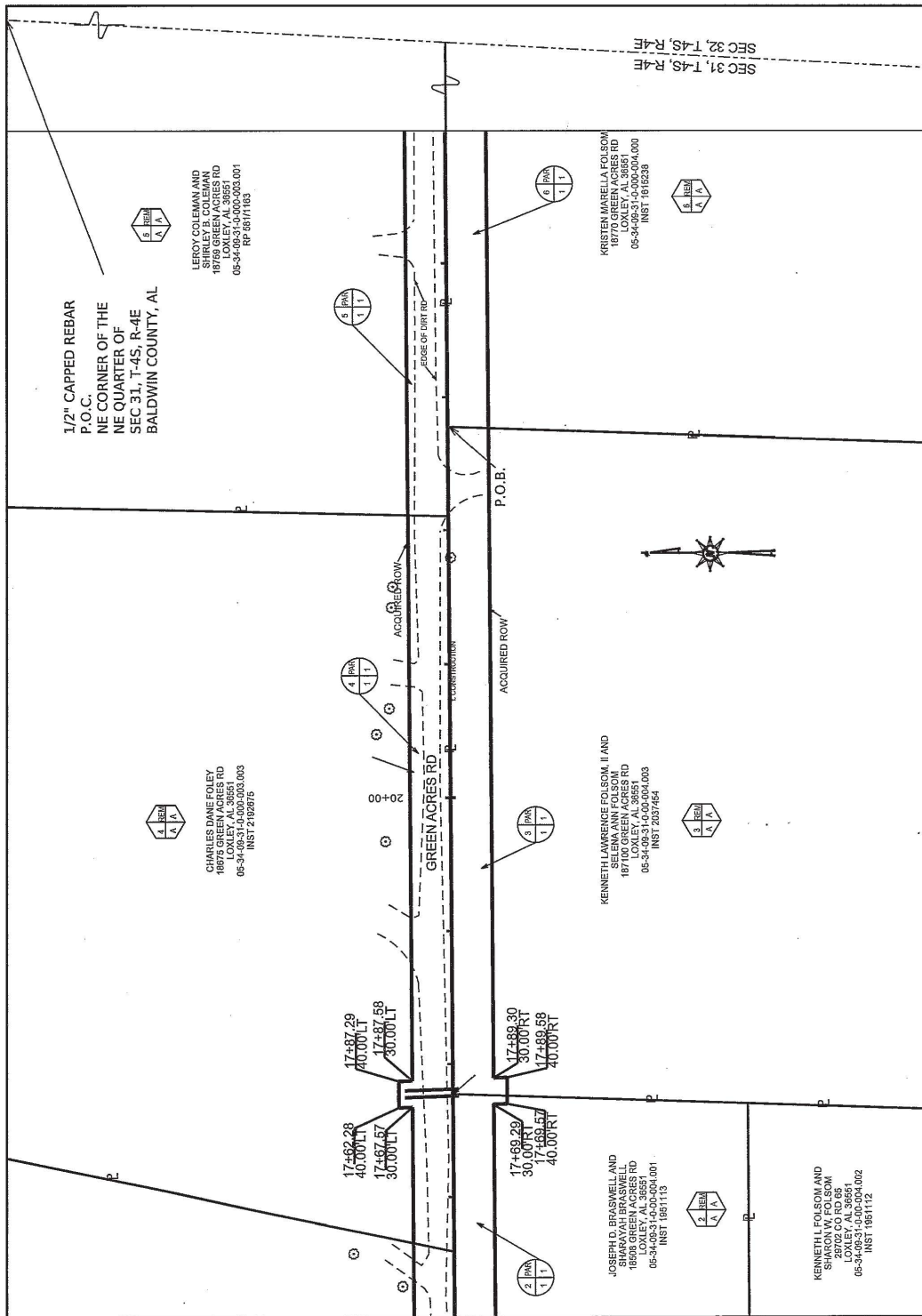
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Given under my hand and official seal this 22 day of September, 2025.

Tate Chalfant
NOTARY PUBLIC



My Commission Expires _____



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	3	PROJECT NO.	HW25111
OWNER	KENNETH AND SELENA FOLSOM	COUNTY	BALDWIN
TOTAL ACREAGE	5.041	SCALE:	1"=100'
R.O.W. REQUIRED	0.346	DATE:	08-06-2025
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	4.695		