

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

1747277
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR., PROBATE JUDGE
Filed/cert. 8/11/2019 1:45 PM
TOTAL \$ 0.00
5 Pages

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Dickman Road
Property Acquisition
05-23-05-21-1-000-014.000
Tract No. 1

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Five Thousand Dollars (\$45,000.00), cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), **NORA LEE GODWIN, A MARRIED WOMAN, CLAUDE JOHNSON, A MARRIED MAN, RAYMOND HENRY JOHNSON, A MARRIED MAN, AND GLORIA ANN JOHNSON WALLACE, A MARRIED WOMAN**, conveying property that does not constitute the homestead of any of the grantors, 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 Northwest Quarter of the Northeast Quarter of Section 21, Township 2 South, Range 3 East, in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing, and beginning, from the purported southwest corner along the west line of Block A, CA Thompson Subdivision No. 6, as recorded on Slide 152A in the Baldwin County Probate Office, said point being a found open top iron pipe; Thence N 87° 33' 30" E 200.00' to a set aluminum capped rebar labeled Baldwin County Highway Department; Thence S 00° 16' 01" E 150.00' to a found open top iron pipe; Thence S 87° 33' 31" W 200.03' to a set aluminum capped rebar labeled Baldwin County Highway Department; Thence N 00° 15' 14" W 150.00' back to the Point of Beginning, containing 0.688 acres, more or less.

And as shown on the survey 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.

GRANTEE'S ADDRESS:

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

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 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 them for this conveyance.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the


8 day of March, 2019.



NORA LEE GODWIN



CLAUDE JOHNSON



RAYMOND HENRY JOHNSON



GLORIA ANN JOHNSON WALLACE

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

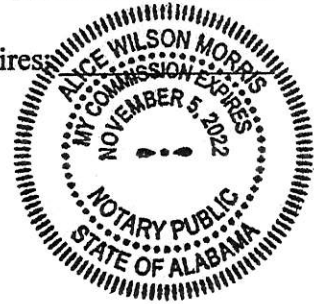
COUNTY OF BALDWIN)

I, Alice Wilson Morris, a Notary Public, in and for said County in said State, hereby certify that **NORA LEE GODWIN**, 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 8 day of March 2019.

Alice Wilson Morris
NOTARY PUBLIC

My Commission Expires:



ACKNOWLEDGMENT

STATE OF ALABAMA)

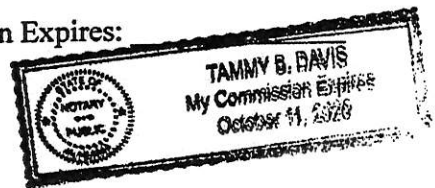
COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that **CLAUDE JOHNSON**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of March 2019.

Tammy B. Davis
NOTARY PUBLIC

My Commission Expires:



GRANTEE'S ADDRESS:

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

ACKNOWLEDGEMENT

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Alice Wilson Morris, a Notary Public, in and for said County in said State, hereby certify that **RAYMOND HENRY JOHNSON**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of March 2019.

Alice Wilson Morris
NOTARY PUBLIC

My Commission Expires:



ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Alice Wilson Morris, a Notary Public, in and for said County in said State, hereby certify that **GLORIA ANN JOHNSON WALLACE**, 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 8 day of March 2019.

Alice Wilson Morris
NOTARY PUBLIC

My Commission Expires:



GRANTEE'S ADDRESS:

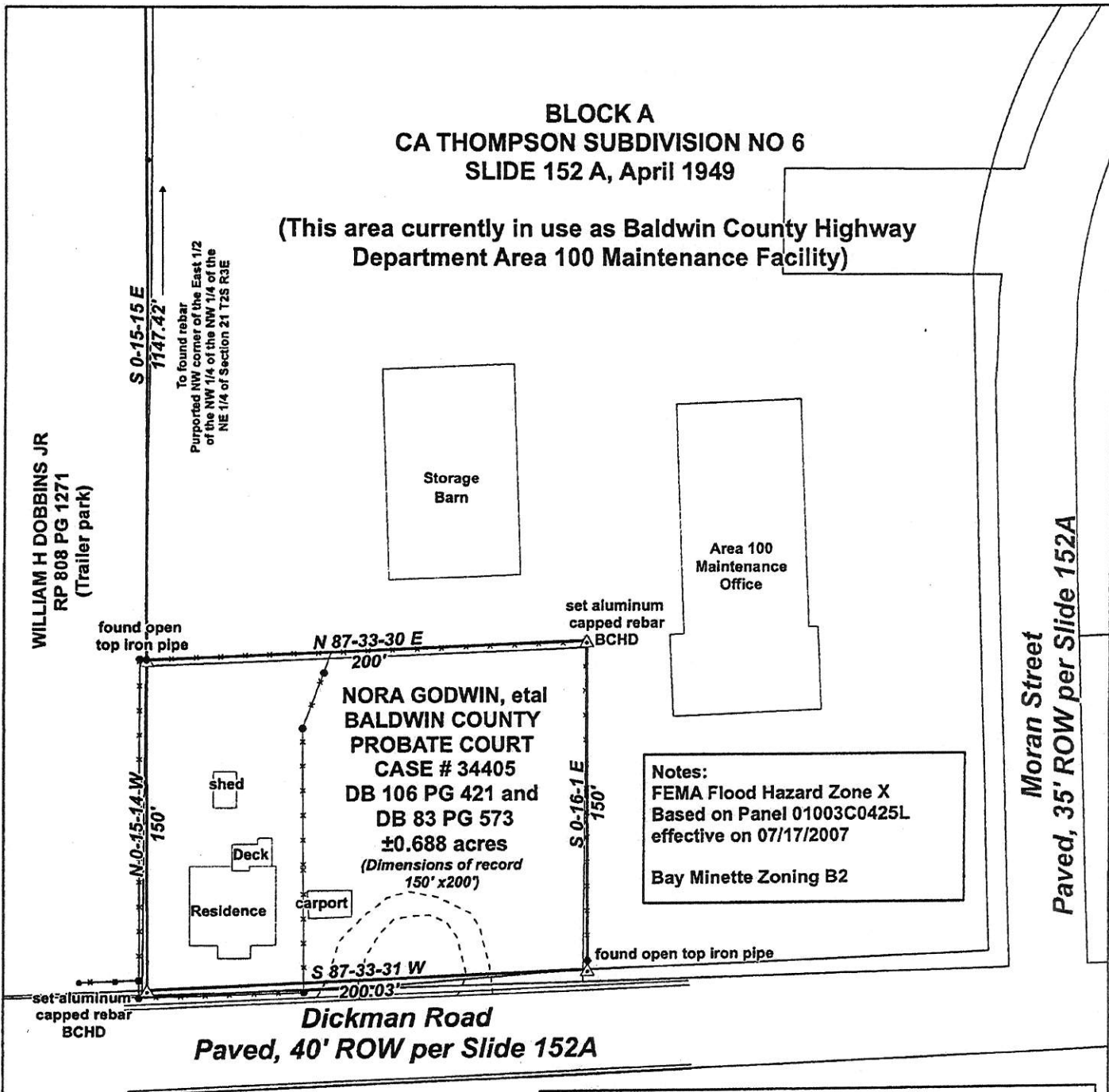
BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

Grantors Address:

39875 Ryals Rd.
Bay Minette, AL. 36507

**BLOCK A
CA THOMPSON SUBDIVISION NO 6
SLIDE 152 A, April 1949**

**(This area currently in use as Baldwin County Highway
Department Area 100 Maintenance Facility)**



Notes:
FEMA Flood Hazard Zone X
Based on Panel 01003C0425L
effective on 07/17/2007

Bay Minette Zoning B2

**Dickman Road
Paved, 40' ROW per Slide 152A**

**Moran Street
Paved, 35' ROW per Slide 152A**

ROW note:
The right of way in this area may vary. Additional information to reference may be an effort related to the "1961-62 Betterment Project No. 9", as recorded in Deed Book 384 Page 60, dated April 15, 1968. Unrecorded documentation of this effort may also exist as well.

**INTERNATIONAL PAPER CO
RP 226 PG 678**

Legal Description:
COMMENCING, and BEGINNING, from the purported Southwest corner along the West line of Block A, CA Thompson Subdivision No. 6, as recorded on Slide 152A in the Baldwin County Probate Office, said point being a found open top iron pipe, thence N 87° 33' 30" E 200.00' to a set aluminum capped rebar labeled Baldwin County Highway Department, thence S 00° 16' 01" E 150.00' to a found open top iron pipe, thence S 87° 33' 31" W 200.03' to a set aluminum capped rebar labeled Baldwin County Highway Department, thence N 00° 15' 14" W 150.00' back to the point of beginning, containing ±0.688 acres, and subject to all easements, right of ways, and restrictions included therein.

Surveyor's Notes:
1. Sources of information used to facilitate this document may have been previously submitted by this company, other firms, clients, or other involved entities.
2. Bearings and distances are referenced to grid north in the Alabama State Plane Coordinate West Zone (NAD 83) with coordinate units in US survey feet. All quadrant bearings depicted are referenced as Degrees° Minutes' Seconds". GPS and conventional techniques were used to derive the information depicted hereon.
3. Field work performed January 2019.
4. Utilities were not located for the purpose of this survey, except where shown on this survey.
5. No instruments of record concerning right of ways, easements or ownership were furnished, except as noted on this survey.
6. This survey was delivered without the benefit of a title search or abstract history. No liability is assumed for loss or judgments related to an abstract, title search, or legal process associated with this property.
7. Not valid without embossed seal or stamp and original signature.
8. Copyright Baldwin County Highway Department © 2019. This work shall not be reproduced or redistributed without expressed, written permission.
9. This document valid for 60 days from date of survey.
10. All improvements, covenants, easements, or other restrictions of record may not be shown for the purpose of this survey.
11. Background imagery or information shown is not produced or guaranteed by the Baldwin County Highway Department and is for graphic purposes only.



I hereby certify all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. Surveyor's Signature: _____ Alabama License Number _____ Date _____	Township 2 South Range 3 East Section 21 St. Stephens Meridian	BOUNDARY SURVEY for NORA GODWIN, etal		201 Dickman Road Bay Minette, AL 36507
		Baldwin County Highway Department	Field work: JWS Mapped: JKP Approved: JKP	Date: February 12, 2019 <small>This document supersedes any previously dated document.</small>