

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

STATE OF ALABAMA     )  
COUNTY OF BALDWIN    )

Project No. 0203716 <sup>OK</sup>  
Bengston Road <sup>ID</sup>  
G, D, B & Pave from the  
Baldwin Beach Express to EOM  
05-48-02-10-0-000-005.001  
Tract No. 12

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), Ira Diron Blair, a <sup>Single</sup> man, 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 Southwest Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 4 East, identified as Tract Number 12 on Bengston Road, Project No. 0203716 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a set mag nail with washer at the southwest corner of the Southwest Quarter of the Northwest Quarter of Section 10, Township 6 South, Range 4 East, in Baldwin County, Alabama;

Thence N89°43'49"E along the south line of said Quarter/Quarter and being the Half Section line a distance of 3479.34 feet to a point;

Thence N0°00'00"W leaving the south line of said Half Section a distance 22.87 feet to the grantor's southwest property corner and being Point of Beginning of the property herein to be conveyed;

Thence N1°14'45"E along the grantor's west property line a distance of 15.01 feet to a point on the acquired R/W line;

Thence N89°39'29"E along the acquired R/W line a distance of 211.15 feet to a point on the grantor's east property line;

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. 12/31/2020 1:44 PM  
TOTAL \$ 0.00  
4 Pages

1880887



Thence S1°14'34"W along the grantor's east property line a distance of 15.01 feet to the grantor's southeast property corner;

Thence S89°39'29"W along the grantor's south property line a distance of 211.15 feet to the Point of Beginning of the property herein conveyed and containing 0.073 acres, more or less.

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 and 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 31 day of December, 2020.

Ira Diron Blair  
Ira Diron Blair

**ACKNOWLEDGMENT**

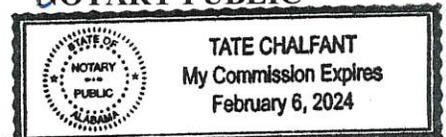
STATE OF ALABAMA     )

COUNTY OF BALDWIN    )

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Ira Diron Blair, 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 31 day of December, 2020.

Tate Chalfant  
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**

**G, D, B, & Pave Bengston Rd  
From Baldwin Beach Express to EOM  
Project No. 0203716  
Tract No. 12**

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 31 day of December, 2020.

  
\_\_\_\_\_  
Ira Diron Blair

**ACKNOWLEDGMENT**

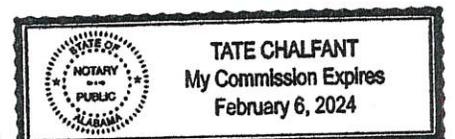
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\_\_\_\_\_  
NOTARY PUBLIC



Commission Expires: \_\_\_\_\_

05-48-02-10-0-000-005.001  
 IRA DIRON BLAIR  
 21659 BENGSTON RD  
 ROBERTSDALE, AL. 36567  
 INST. 1544036



P.O.C.  
 SET MAG NAIL WITH WASHER  
 SW CORNER OF THE  
 SW QUARTER OF  
 NW QUARTER OF  
 SEC 10, T-6-S, R-4-E  
 BALDWIN COUNTY, AL

45+00



Sta = 46+18.53

Off = 45.78'LT

Sta = 46+18.41

Off = 30.78'LT

CRF  
 (ROWE)

ACQUIRED R/W

FL=124.61'

CRF  
 (ROWE)

30"  
 LIVE  
 OAK

P.O.B.

FL=124.72'

ACQUIRED ROW



05-48-02-10-0-000-009.000  
 CAROLYN M. BUCHANAN  
 16833 BUCHANAN'S PLACE  
 GULF SHORES, AL. 36542  
 INST. 0521031

DIRT ROAD



THIS IS NOT A  
 BOUNDARY SURVEY

### COUNTY OF BALDWIN

TRACT NO. 12  
 OWNER IRA DIRON BLAIR  
 TOTAL ACREAGE 4.791  
 R.O.W. REQUIRED 0.073  
 PRESCRIPTIVE R.O.W. N/A  
 T.C.E. REQUIRED N/A  
 REMAINDER 4.719

PROJECT NO. 0203716  
 COUNTY BALDWIN  
 SCALE: 1"=60'  
 DATE: 11-23-2020  
 REVISED: N/A  
 SHEET: 1 OF 1