

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 4/22/2020 4:02 PM  
TOTAL \$ 0.00  
15 Pages

1824440



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

*msx*

STATE OF ALABAMA     )  
  
COUNTY OF BALDWIN    )

Project No. 0222619  
Higbee Road  
G, D, B & Pave from EOP to SR 181  
05-46-01-01-0-000-002.000  
05-43-07-35-0-000-005.000  
05-43-07-35-0-000-006.000  
05-43-07-35-0-000-007.000  
Tract No. 1

**STATUTORY  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), A & A Corte Family Limited Partnership, 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 Northwest Quarter of the Northwest Quarter of Section 1, Township 6 South, Range 2 East, identified as Tract Number 1 on the Higbee Road Project No. 0222619 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 2:**

Commencing at a rail road spike found at the northwest corner of the Northwest Quarter of the Northwest Quarter of Section 1, Township 6 South, Range 2 East, in Baldwin County, Alabama (the grantor's northwest property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence S90°0'00"E along the grantor's north property line a distance of 15.85 feet to a point on the acquired R/W line;

Thence S0°30'46"W along the acquired R/W line a distance of 1311.22 feet to a point on the grantor's south property line;

Thence N89°45'21"W along the grantor's south property line a distance of 15.45 feet to the grantor's southwest property corner;

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

Thence N0°29'44"E along the grantor's west property line a distance of 1311.06 feet to the Point of Beginning of the property herein conveyed and containing 0.471 acres, more or less. **\*\*(0.471 acres is being acquired from the Grantor.)**

**\*\*\*Grantor herein, hereby reserve the oil, gas and other mineral and/or royalty rights to the property hereby conveyed.**

**A part of the South Half of Section 35, Township 5 South, Range 2 East, identified as Tract Number 1 on the Higbee Road Project No. 0222619 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 2 of 2:**

Commencing at a rail road spike found at the southeast corner of the South Half of Section 35, Township 5 South, Range 2 East, in Baldwin County, Alabama;

Thence N89°36'37"W along said section line a distance of 20.00 feet to the grantor's southeast property corner, and being the Point of Beginning of the property herein to be conveyed;

Thence N89°36'37"W along the grantor's south property line a distance of 34.15 feet to a point on the acquired R/W line;

Thence N0°30'46"E along the acquired R/W line a distance of 466.41 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 159+91.85);

Thence N44°2'43"W and parallel to project centerline along a curve to the left having a radius of 485.00 feet and along the acquired R/W line a distance of 557.04 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 165+83.35);

Thence N76°56'54"W along the acquired R/W line a distance of 589.36 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 171+72.71);

Thence N56°56'54"W and parallel to project centerline along a curve to the right having a radius of 1070.00 feet and along the acquired R/W line a distance of 747.00 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 178+98.77);

Thence N36°56'54"W along the acquired R/W line a distance of 1312.23 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 192+11.00);

Thence N63°25'29"W and parallel to project centerline along a curve to the left having a radius of 485.00 feet and along the acquired R/W line a distance of 448.24 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 196+86.96);

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Thence N89°54'04"W along the acquired R/W line a distance of 1753.00 feet to a point on the acquired R/W line (said point is offset 30 feet left of and perpendicular to project centerline at Station 214+39.96);

Thence S85°40'45"W and parallel to project centerline along a curve to the left having a radius of 485.00 feet and along the acquired R/W line a distance of 74.88 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 215+19.47);

Thence S81°15'13"W along the acquired R/W line a distance of 99.64 feet to a point on the acquired R/W line (said point is offset 30 feet left of and perpendicular to project centerline at Station 216+19.11)

Thence S85°37'37"W and parallel to project centerline along a curve to the right having a radius of 545.00 feet and along the acquired R/W line a distance of 83.20 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 216+97.73);

Thence S90°0'00"W along the acquired R/W line a distance of 327.50 feet to a point on the acquired R/W line (said point is offset 30 feet left of and perpendicular to project centerline at Station 220+25.23)

Thence S28°59'05"W along the acquired R/W line a distance of 123.28 feet to the existing R/W line of State Route 181;

Thence N0°41'40"E along the existing R/W line of State Route 181 a distance of 105.50 feet to a point on the existing R/W line of State Route 181;

Thence N28°59'05"E along the existing R/W line of State Route 181 a distance of 63.30 feet to a concrete monument found at the existing R/W line of Higbee Road;

Thence S89°54'7"E along the existing R/W line a distance of 2556.73 feet to a point on the acquired R/W line;

Thence S53°5'2"E and parallel to project centerline along a curve to the right having a radius of 545.00 feet and along the acquired R/W line a distance of 306.96 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 192+11.00);

Thence S36°56'54"E along the acquired R/W line a distance of 1312.23 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 178+98.77);

Thence S56°56'54"E and parallel to project centerline along a curve to the right having a radius of 1010.00 feet and along the acquired R/W line a distance of 705.11 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 171+72.71);

GRANTEE'S ADDRESS:

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Thence S76°56'54"E along the acquired R/W line a distance of 589.36 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 165+83.35);

Thence S49°26'31"E and parallel to project centerline along a curve to the left having a radius of 545.00 feet and along the acquired R/W line a distance of 542.46 feet to a point on the grantor's east property line;

Thence S00°40'23"W along the grantor's east property line a distance of 558.62 feet to the Point of Beginning of the property herein conveyed and containing 7.227 acres, more or less. **\*\*(0.142 acres of the acquired right-of-way is prescriptive and owned by the grantee and 7.085 acres is being acquired from the Grantor.)**

**\*\*\*Grantor herein, hereby reserve the oil, gas and other mineral and/or royalty rights to the property hereby conveyed.**

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 forever.

**THIS INSTRUMENT IS EXECUTED** without warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition by the Grantor.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal this the 17 day of April, 2020.

**A&A Corte Family Limited Partnership**

By: A&A Corte Management, LLC  
Its General Partner

  
By: Angelo A. Corte  
Its Manager

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

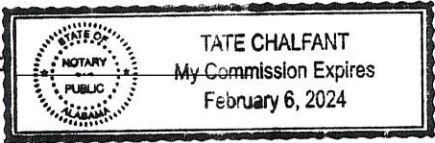
COUNTY OF BALDWIN

I, Tate Chalfant, a Notary Public in and for said County in said State, hereby certify that Angelo A. Corte, whose name as Manager of A&A Corte Management, LLC, General Partner of A&A Corte Family Limited Partnership 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, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this 17 day of April, 2020.

Tate Chalfant  
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

HIGBEE RD  
FROM EOP TO SR 181  
PROJECT NO. 0222619  
BALDWIN COUNTY, ALABAMA  
TRACT 1

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 17  
day of April, 2020.

A&A CORTE FAMILY LIMITED PARTNERSHIP

By: A&A Corte Management, LLC  
Its General Partner

By: Angelo A. Corte  
Angelo A. Corte  
Its Manager

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA )

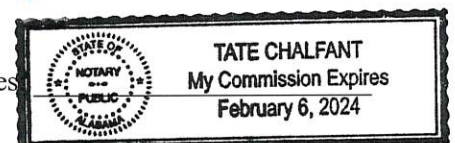
COUNTY OF BALDWIN )

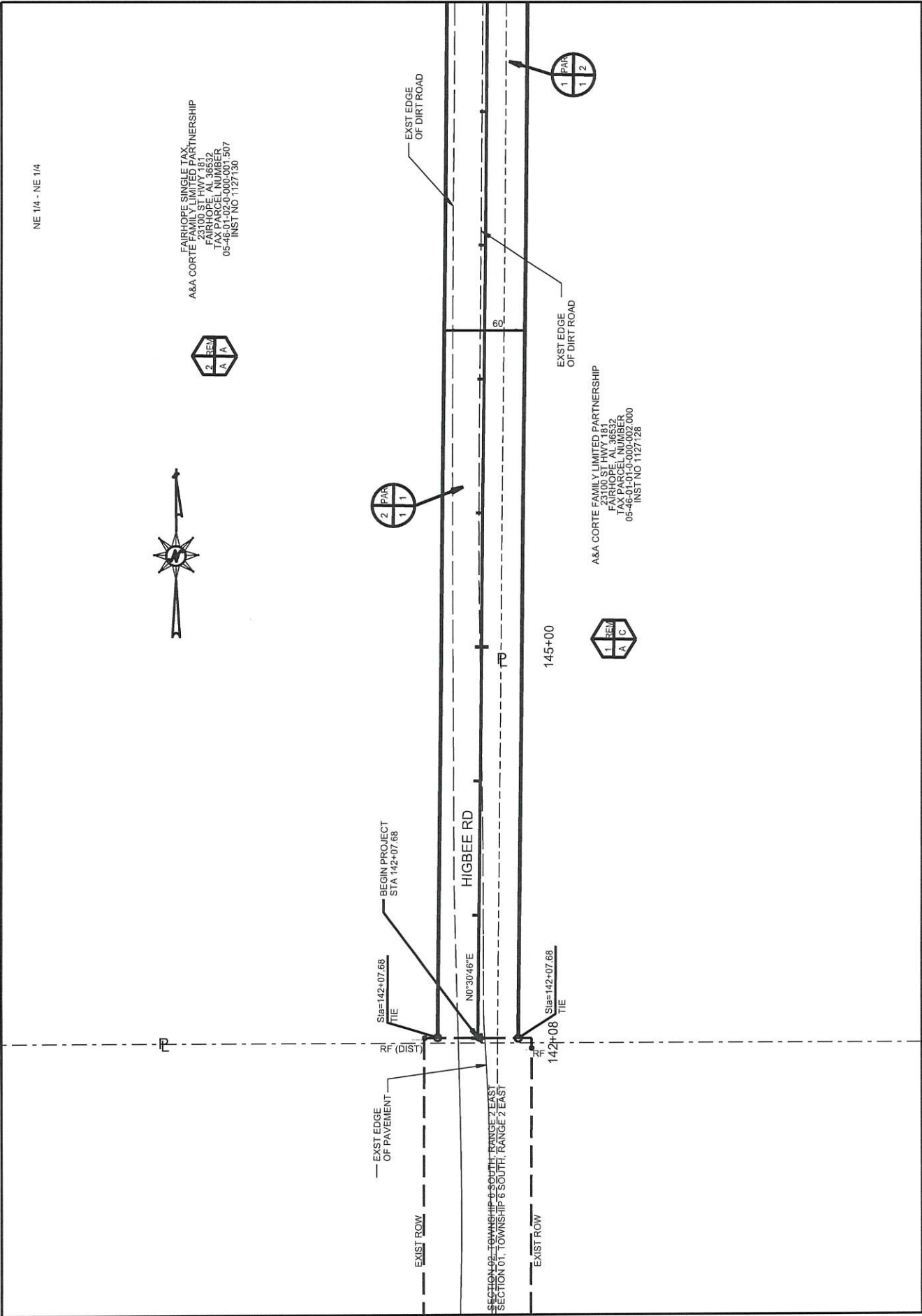
I, Tate Chalfant, a Notary Public in and for said County in said State, hereby certify that Angelo A. Corte, whose name as Manager of A&A Corte Management, LLC, General Partner of A&A Corte Family Limited Partnership is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this 17 day of April, 2020.

Tate Chalfant  
NOTARY PUBLIC

My Commission Expires



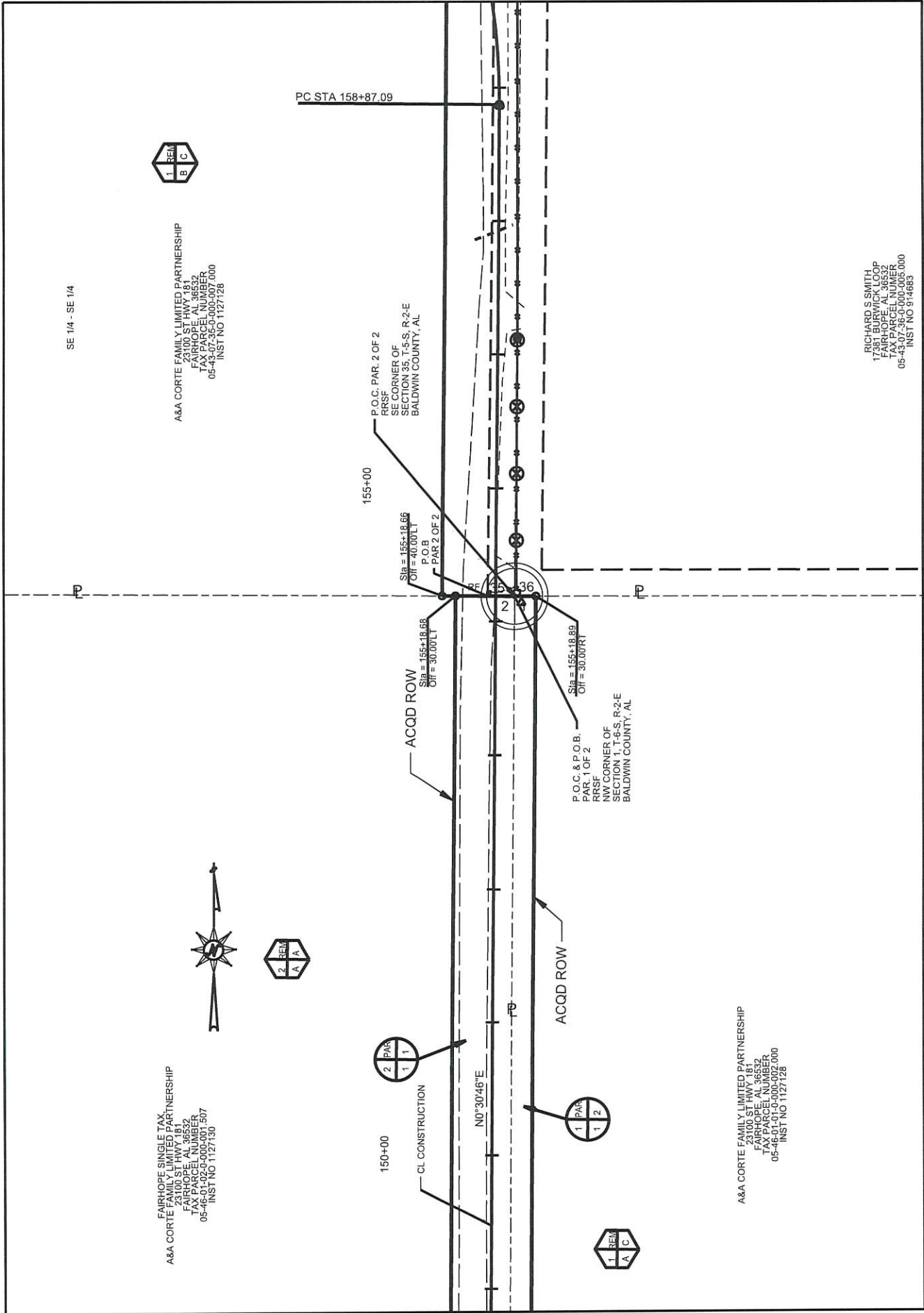


THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 1  
OWNER A&A CORTE FAMILY LIMITED PARTNERSHIP  
TOTAL ACREAGE 351.621  
R.O.W. REQUIRED 7.698  
PRESCRIPTIVE R.O.W. 0.142  
T.C.E. REQUIRED N/A  
REMAINDER 343.923

PROJECT NO. 0222619  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 03-10-2020  
REVISED: N/A  
SHEET : 1 OF 9



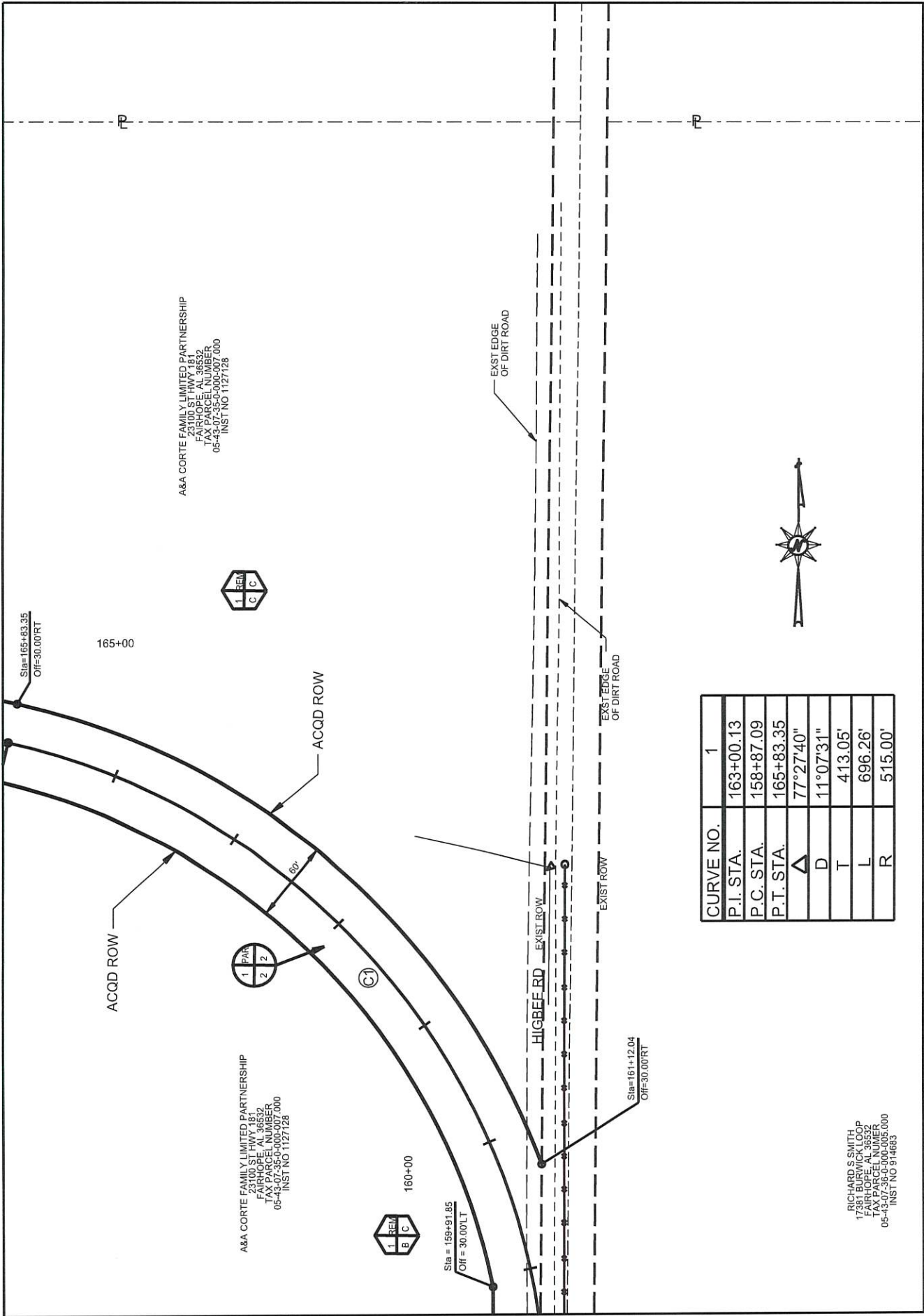
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PROJECT NO. 0222619  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 03-10-2020  
REVISED: N/A  
SHEET : 2 OF 9



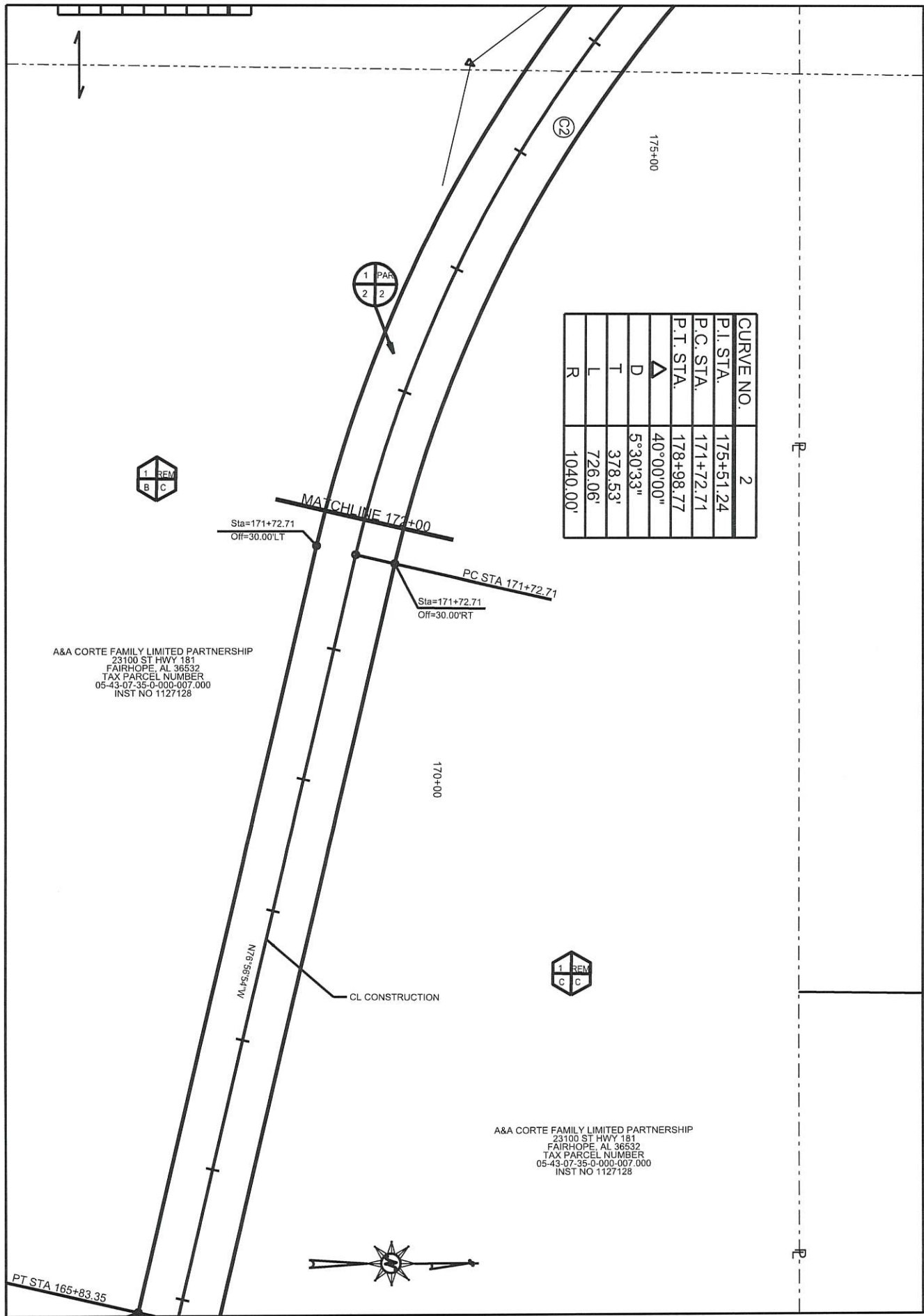


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PROJECT NO. 0222619  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 03-10-2020  
REVISED: N/A  
SHEET : 3 OF 9

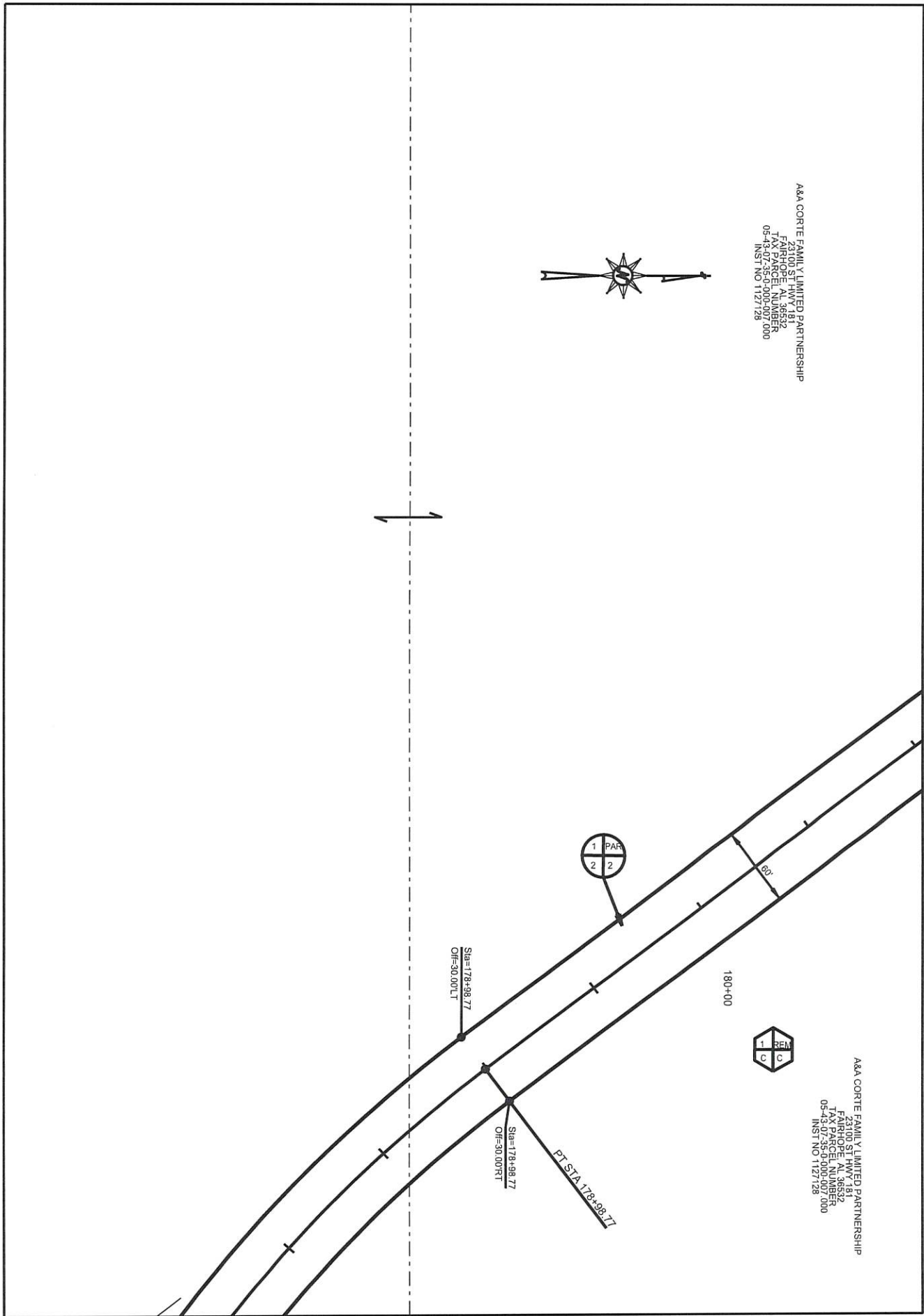


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PROJECT NO. 0222619  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 03-10-2020  
REVISED: N/A  
SHEET : 4 OF 9



MATCH SHEET 4 OF 9

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COUNTY OF BALDWIN

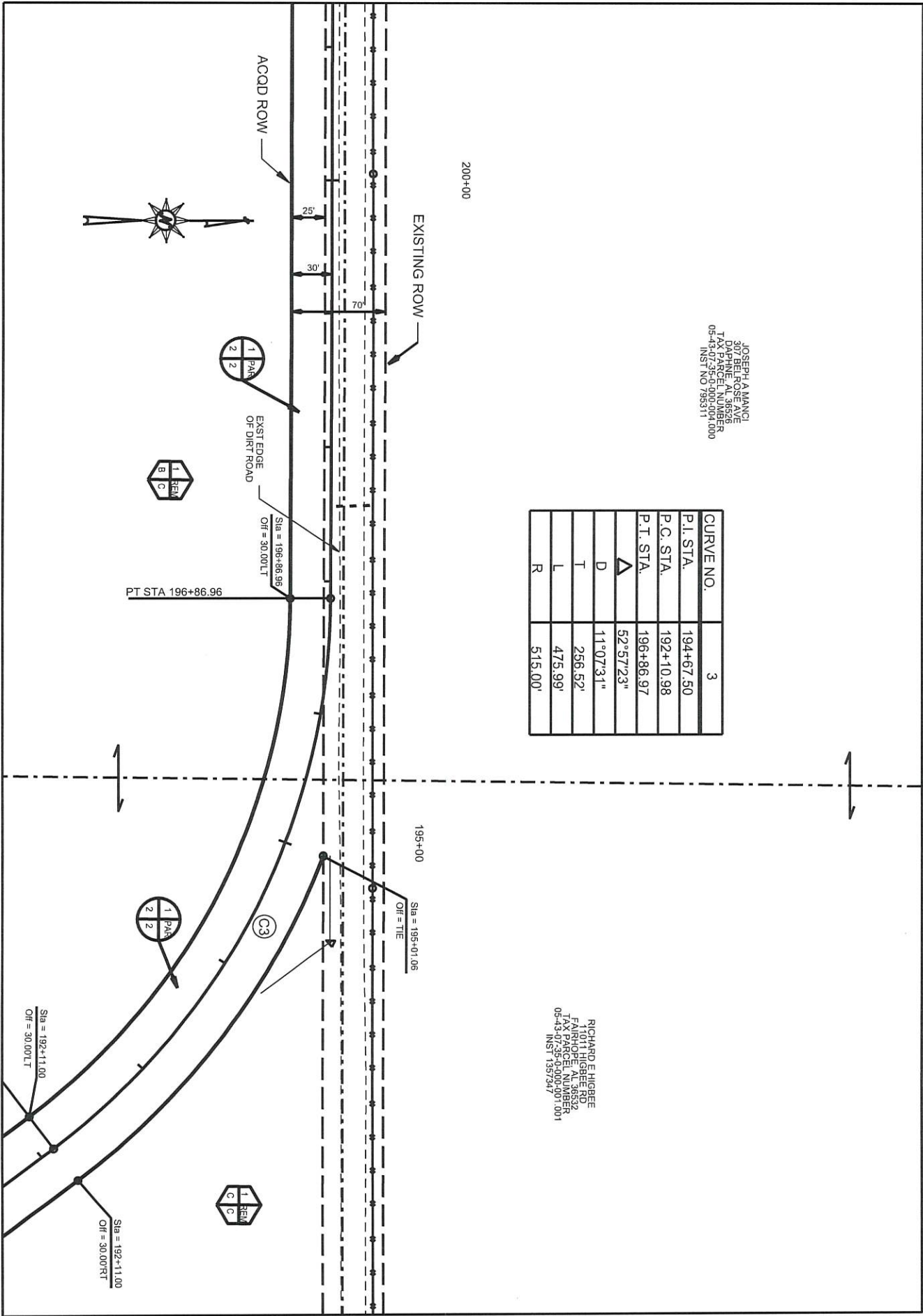
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OWNER	A&A CORTE FAMILY LIMITED PARTNERSHIP	COUNTY	BALDWIN
TOTAL ACREAGE	351.621	SCALE:	1"=100'
R.O.W. REQUIRED	7.698	DATE;	03-10-2020
PRESCRIPTIVE R.O.W.	0.142	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	5 OF 9
REMAINDER	343.923		





COUNTY OF BALDWIN

PROJECT NO.	0222619
COUNTY	BALDWIN
SCALE:	1"=100'
DATE;	03-10-2020
REVISED:	N/A
SHEET :	6 OF 9

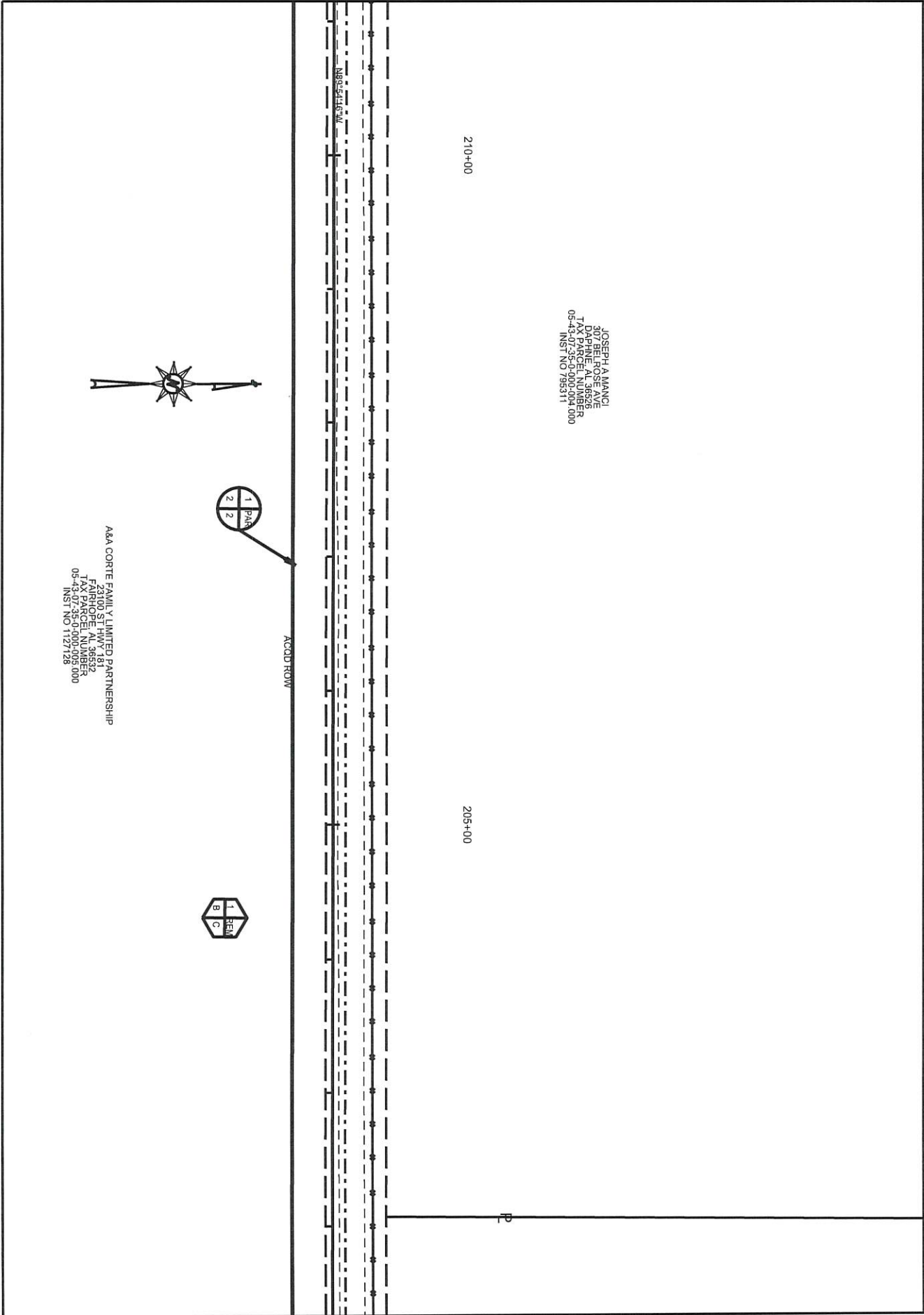


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PROJECT NO. 0222619  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 03-10-2020  
REVISED: N/A  
SHEET : 7 OF 9



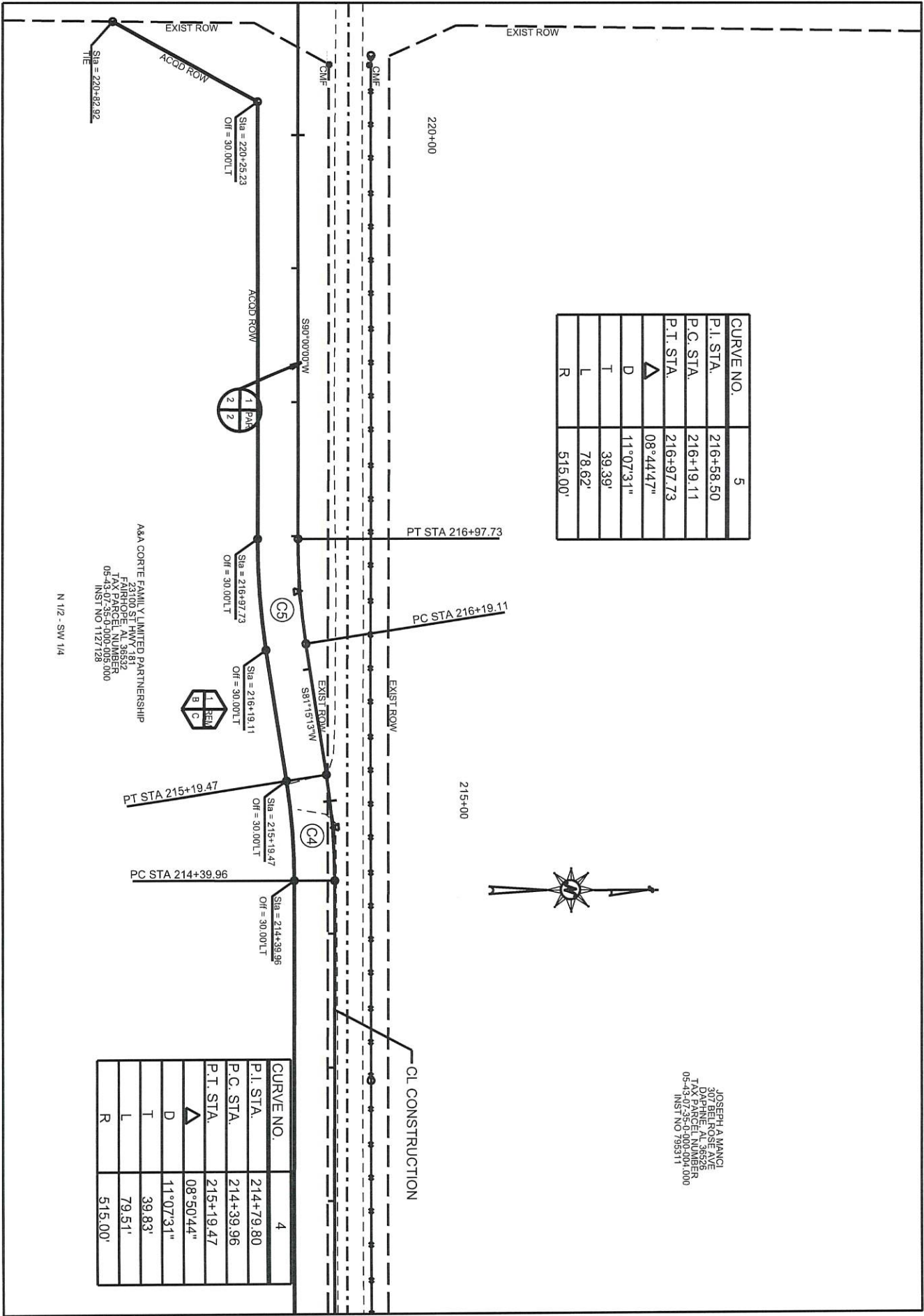
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SHEET : 8 OF 9





MATCH SHEET 8 OF 9

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COUNTY OF BALDWIN

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PROJECT NO. 0222619

COUNTY BALDWIN

SCALE: 1"=100'

DATE; 03-10-2020

REVISED: N/A

SHEET : 9 OF 9