

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


STATE OF ALABAMA     )

COUNTY OF BALDWIN    )

**2211217**

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 09/18/2025 11:51 AM  
TOTAL \$0.00 8 Pages



Project No. HW22021  
Malkoskie Road  
G, D, B & Pave from Boros Road  
To EOM  
05-53-06-13-0-000-001.001   
Tract No. 1

**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), **Brown Hawk Landing, LLC**, a Florida limited liability company, conveying property not part of their 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 South Half of the Northwest Quarter of Section 13, Township 7 South, Range 5 East, identified as Tract Number 1 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) at the Southwest corner of the Northwest Quarter of Section 13, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence N89°54'04"E along the south line of said Quarter a distance of 55.00 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N00°02'13"E along the grantor's property line a distance of 29.99 feet to a point;

Thence N45°01'53"W along the grantor's property line a distance of 21.19 feet to a point on the acquired right-of-way line;

Thence N89°54'04"E along the acquired right-of-way line a distance of 2,575.27 feet to a point on the grantor's east property line;

Thence S00°13'35"E along the grantor's east property line a distance of 45.00 feet to the grantor's southeast property corner;

GRANTEE'S ADDRESS:

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

Thence S89°54'04"W along the grantor's south property line a distance of 2,560.48 feet to the Point of Beginning of the property herein conveyed and containing 2.648 acres, more or less.

As shown on the Property Sketch attached hereto and made a part hereof.

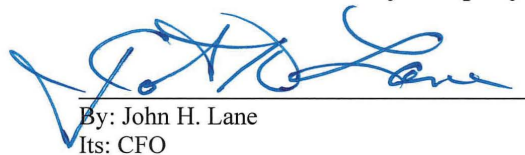
**TO HAVE AND TO HOLD**, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

**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 16 day of SEPTEMBER, 2025.

**Brown Hawk Landing, LLC**  
**A Florida limited liability company**

  
By: John H. Lane  
Its: CFO

**ACKNOWLEDGMENT**

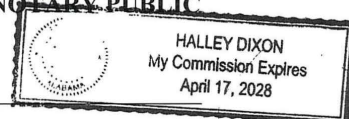
STATE OF ~~FLORIDA~~ Alabama  
COUNTY OF ~~ESCAMBIA~~ Baldwin

I, Halley Dixon, a Notary Public, in and for said County in said State, hereby certify that John H. Lane, whose name as CFO of Brown Hawk Landing, LLC, a Florida limited liability company, 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 company.

Given under my hand and official seal this 16<sup>th</sup> day of September, 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  
G, D, B, & P FROM BOROS ROAD TO EOM  
PROJECT NO. HW22021  
TRACT NO. 1

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 16<sup>th</sup> day of September, 2025.

Brown Hawk Landing, LLC  
a Florida Limited Liability Company

By: [Signature]

Its: CFO

ACKNOWLEDGMENT

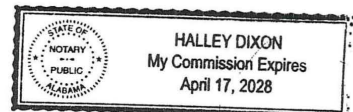
STATE OF ALABAMA )

COUNTY OF BALDWIN )

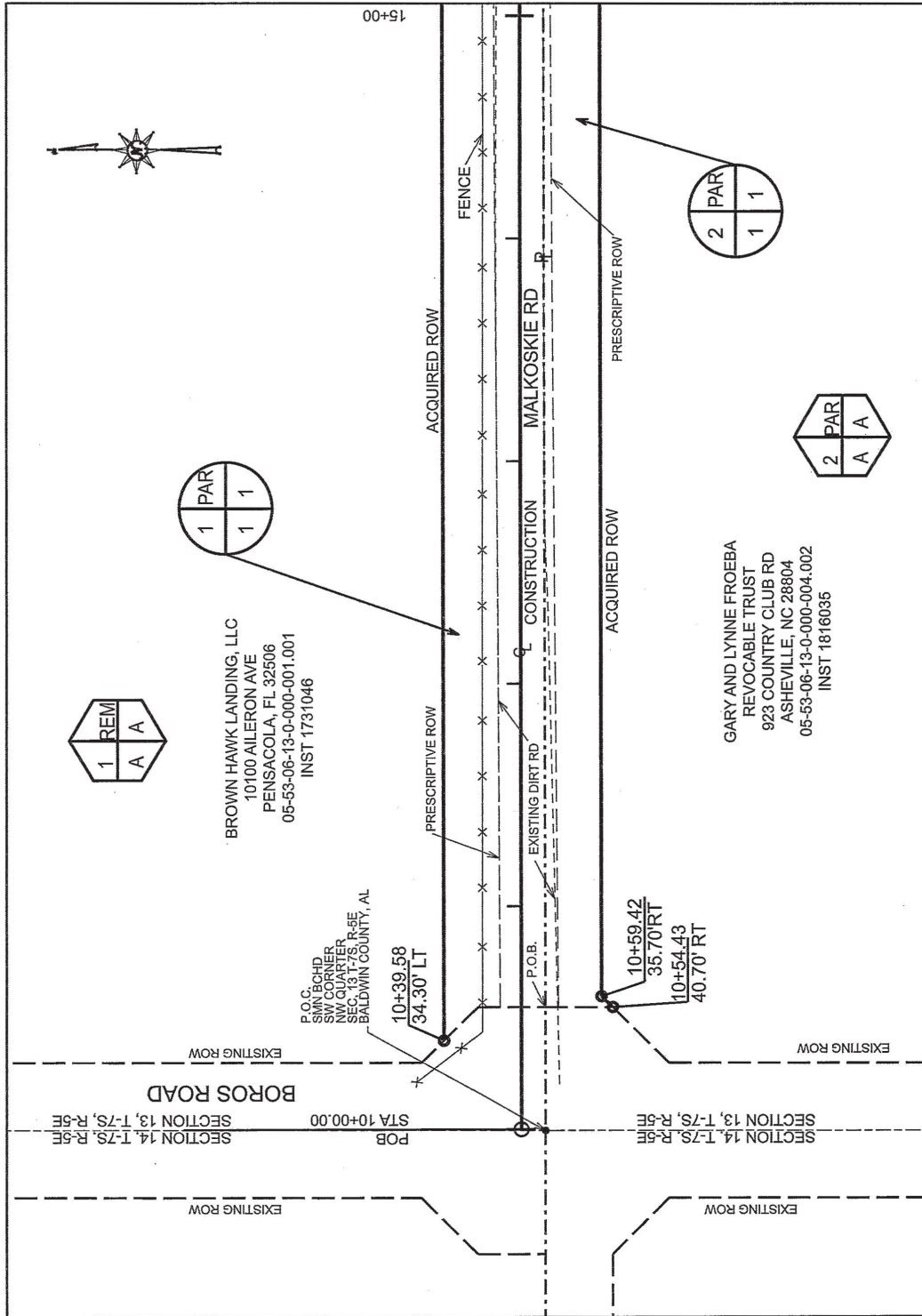
I, Halley Dixon, a Notary Public, in and for said County in said State, hereby certify that John Lane whose name as CFO of Brown Hawk Landing, LLC, a Florida Limited Liability Company, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, \_\_\_ as such officer and with full authority executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal this 16<sup>th</sup> day of September, 2025.

Halley Dixon  
NOTARY PUBLIC

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



# MATCH SHEET 2 OF 5

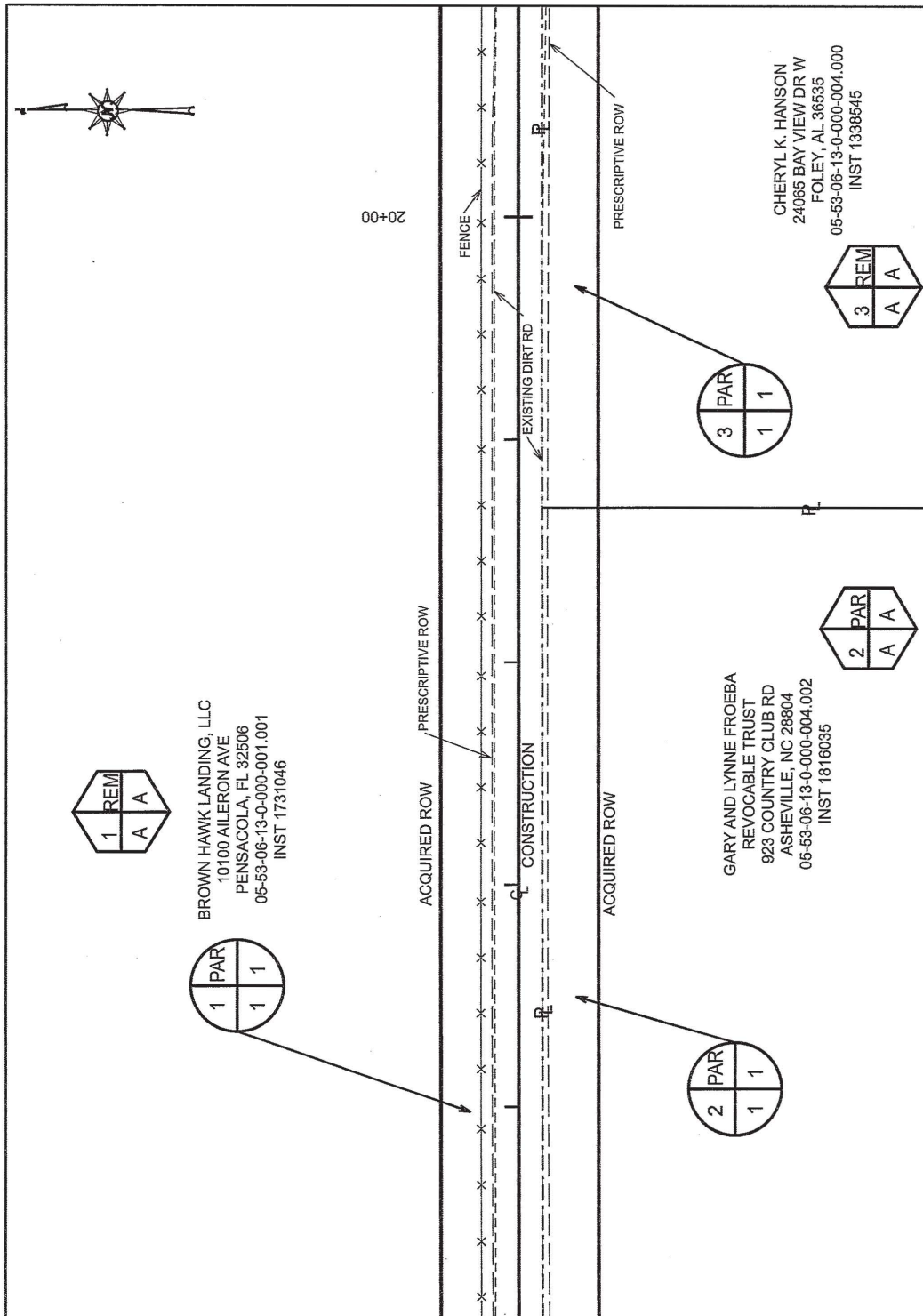


THIS IS NOT A  
BOUNDARY SURVEY

## COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	HW22021
OWNER	BROWN HAWK LANDING, LLC	COUNTY	BALDWIN
TOTAL ACREAGE	356.794	SCALE:	1"=60'
R.O.W. REQUIRED	2.648	DATE:	06-16-2025
PRESCRIPTIVE R.O.W.	1.218	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 5
REMAINDER	354.146		

# MATCH SHEET 3 OF 5



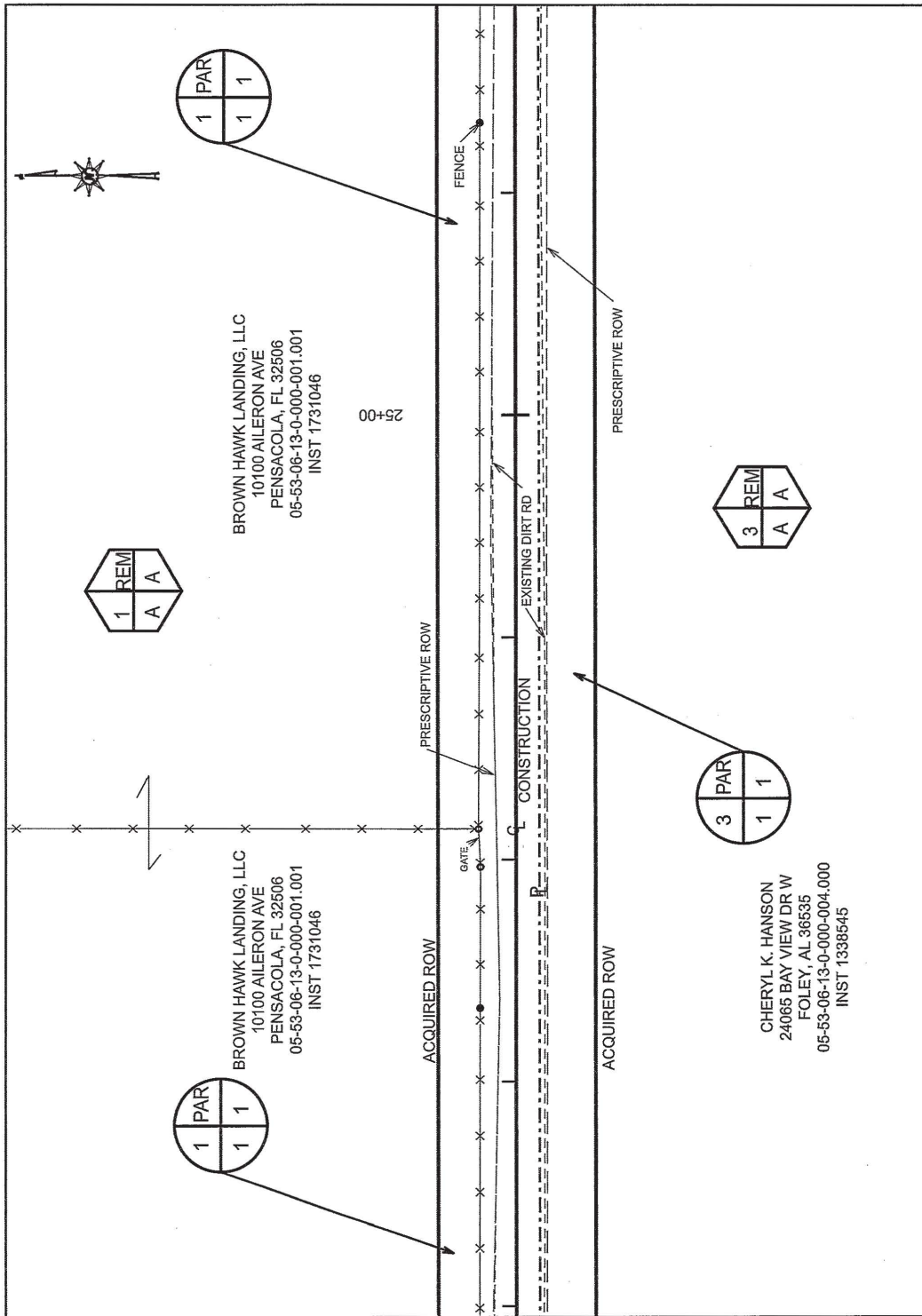
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PREScriptive R.O.W.	1.218	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 5
REMAINDER	354.146		

# MATCH SHEET 4 OF 5



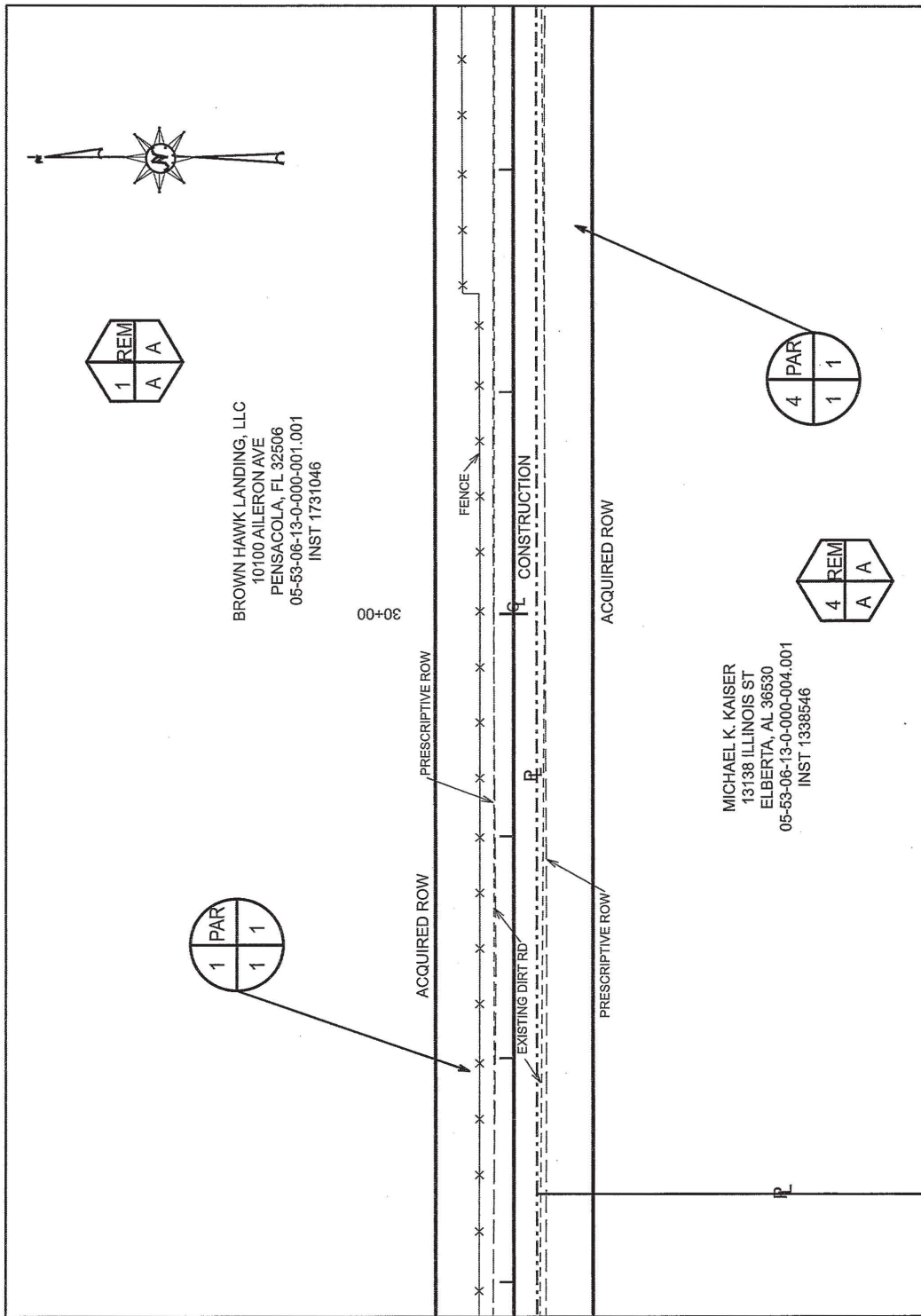
## MATCH SHEET 2 OF 5

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