

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW08378
Woerner Road
G, D, B & Pave from County Road 83
to County Road 87
05-53-03-08-0-000-009.002
Tract No. 11 LT

2134461
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 07/09/2024 03:11 PM
TOTAL \$0.00 5 Pages



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), Frank Dennis Stewart and Haley Elizabeth Stewart, 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 Southwest Quarter of the Southeast Quarter of Section 8, Township 7 South, Range 5 East, identified as Tract Number 11 on Woerner Rd, Project No. HW08378 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a railroad spike found at the southeast corner of the Southeast Quarter of Section 8, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence S89°06'06"W along the south line of said Section a distance of 1,845.70 feet to a point;

Thence N00°00'00"E leaving the south line of 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 S89°06'06"W along the grantor's south property line a distance of 260.00 feet to the grantor's southwest property corner;

Thence N00°53'54"W along the grantor's west property line a distance of 10.00 feet to a point on the acquired right-of-way line;

Thence N89°06'06"E along the acquired right-of-way line a distance of 260.00 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

Thence S00°53'54"E along the grantor's east property line a distance of 10.00 feet to the Point of Beginning of the property herein conveyed and containing 0.059 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.

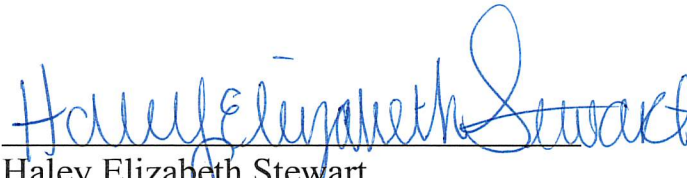
GRANTEE'S ADDRESS:

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 8th day of July, 2024.



Frank Dennis Stewart



Haley Elizabeth Stewart

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby
certify that Frank Dennis Stewart and Haley Elizabeth Stewart, whose names 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 8th day of July, 2024.



NOTARY PUBLIC

Commission Expires:




ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

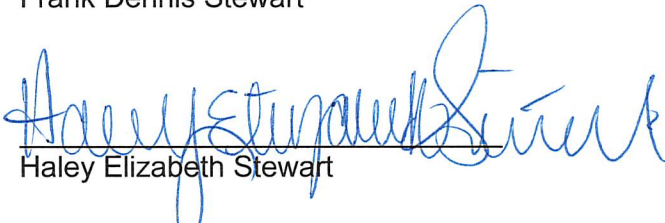
Woerner Rd
G, D, B, & Pave from CR 83 to CR 87
Project No. HW08378
Tract No. 11

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 5th day of July, 2024.


Frank Dennis Stewart


Haley Elizabeth Stewart


ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

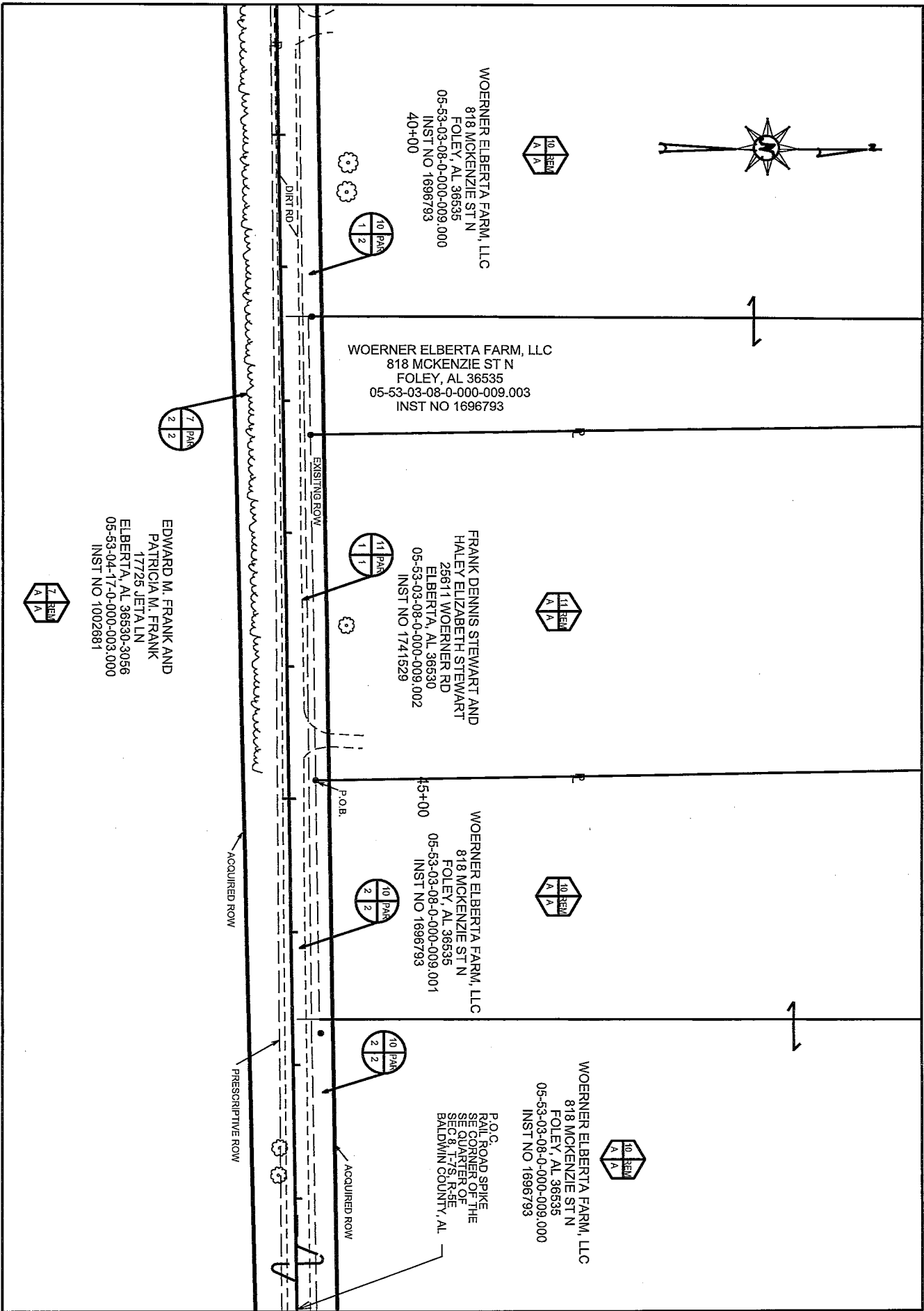
I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Frank Dennis Stewart and Haley Elizabeth Stewart, whose names are, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2024.


NOTARY PUBLIC

My Commission Expires





THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	11	PROJECT NO.	HW08378
OWNER	FRANK AND HALEY STEWART	COUNTY	BALDWIN
TOTAL ACREAGE	3.813	SCALE:	1"=100'
R.O.W. REQUIRED	0.059	DATE;	06-11-2024
PREScriptive R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	3.754		