

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. HW21177
Drainage Improvements *HS*
Boros Road at Cheryl Ln
05-53-06-14-0-000-001.003
Tract No. 2

**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), The William E. and Emilie F. Gahnstrom Revocable Trust dated May 21, 2014, 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 Southeast Quarter the Northeast Quarter of Section 14, Township 7 South, Range 5 East, identified as Tract Number 2 on the Boros Rd, Project No. HW21177 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a ½ inch rebar found at the Northeast corner of Northeast Quarter of the Section 14, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence S00°02'13"W along the east line said Section a distance of 1,998.80 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S00°02'13"W along the grantor's east property line a distance of 666.27 feet to the grantor's southeast property corner;

Thence N89°57'25"W along the grantor's south property line a distance of 54.98 feet to a point on the acquired right-of-way line (said point is offset 54.98 feet left of and perpendicular to project centerline at Station 36+65.08);

Thence N00°00'00"E along the acquired right-of-way line a distance of 30.00 feet to a point (said point is offset 55.00 feet left of and perpendicular to project centerline at Station 36+95.08);

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. 12/13/2022 10:38 AM
TOTAL \$ 0.00
5 Pages

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Thence N45°02'24"E along the acquired right-of-way line a distance of 35.35 feet to a point (said point is offset 30.00 feet left of and perpendicular to the project centerline at Station 37+20.07);

Thence N00°02'13"E along the acquired right-of-way line a distance of 611.26 feet to a point on the grantor's north property line;

Thence S89°58'35"E along the grantor's north property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.459 acres, more or less.

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 5 day of December, 2022.

WE Gahnstrom
William E. Gahnstrom
As Trustee

Emilie F. Gahnstrom
Emilie F. Gahnstrom
As Trustee

ACKNOWLEDGMENT

STATE OF Kansas)

COUNTY OF Shawnee

I, Misty Pritz, a Notary Public, in and for said County in said State, hereby
certify that William E. Gahnstrom and Emilie F. Gahnstrom, as Trustees, of the William E. and
Emilie F. Gahnstrom Revocable Trust dated May 21, 2014, 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 5 day of December, 2022.



Misty S. Pritz
Notary Public
State of Kansas

My Appt. Expires 11.09.2024

Misty S. Pritz

NOTARY PUBLIC

Commission Expires: 11.09.2024

GRANTEE'S ADDRESS:

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

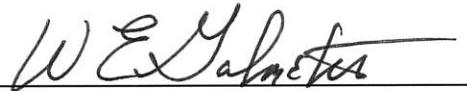
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

BOROS RD
DRAINAGE IMPROVEMENTS AT CHERYL LN
PROJECT NO. HW21177
BALDWIN COUNTY, ALABAMA
TRACT 2

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

5 day of December, 2022.



William E. Gahnstrom
As Trustee



Emilie F. Gahnstrom
As Trustee

ACKNOWLEDGMENT

STATE OF Kansas)
COUNTY OF Stamper)

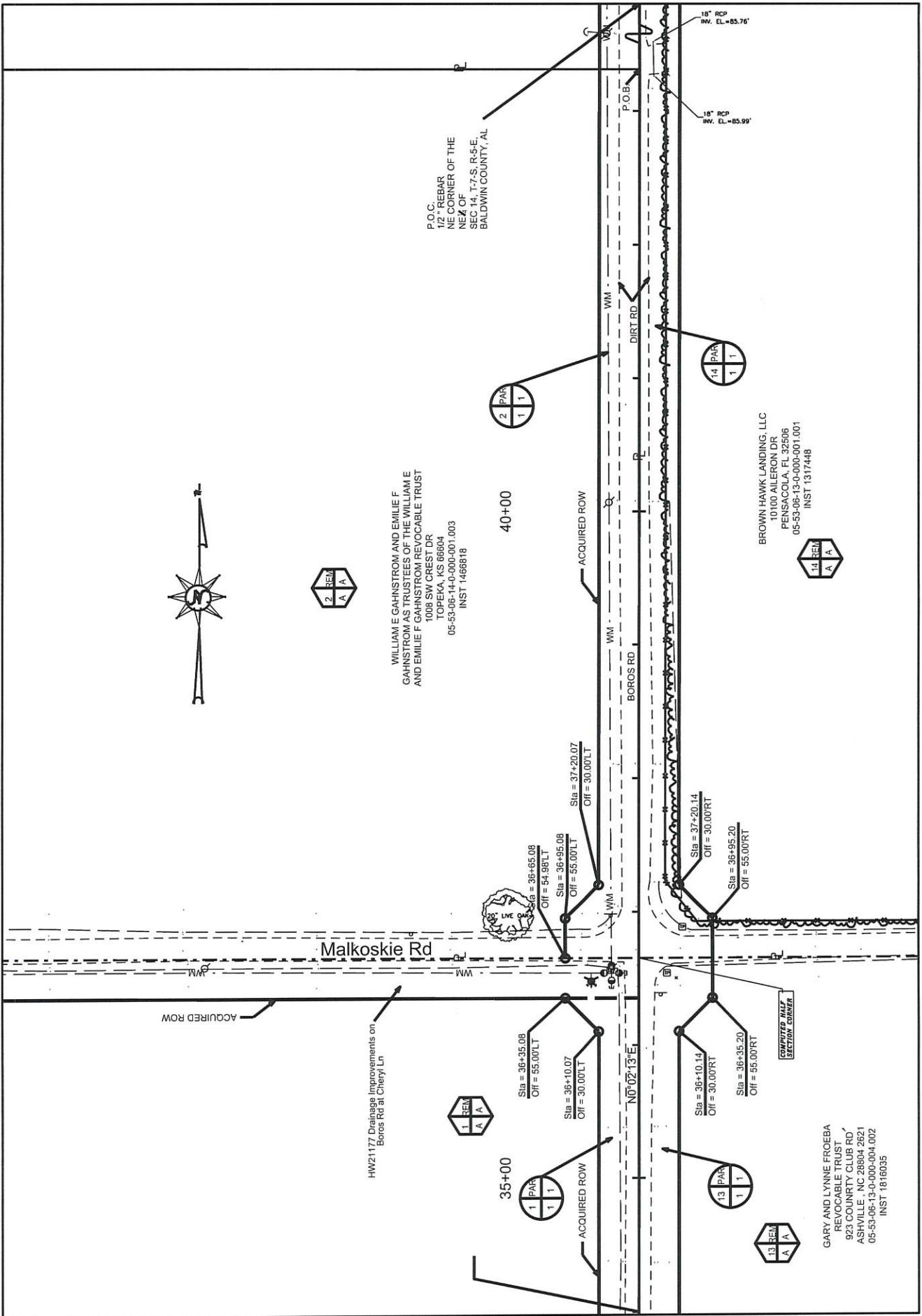
I, Misty Pritz, a Notary Public, in and for said County in said State, hereby certify that William E. Gahnstrom and Emilie F. Gahnstrom, as Trustees, of the William E. and Emilie F. Gahnstrom Revocable Trust dated May 21, 2014, whose names are, signed to the foregoing conveyance and who are known to 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 5 day of December 2022.


Misty S. Pritz
Notary Public
State of Kansas
My Appt. Expires 11.09.2024


NOTARY PUBLIC

My Commission Expires 11.09.2024



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

<p>TRACT NO. <u> 2 </u></p> <p>OWNER <u> WILLIAM AND EMILIE GAHNSTROM REVOCABLE TRUST </u></p> <p>TOTAL ACREAGE <u> 20.469 </u></p> <p>R.O.W. REQUIRED <u> 0.459 </u></p> <p>PRESCRIPTIVE R.O.W. <u> N/A </u></p> <p>T.C.E. REQUIRED <u> N/A </u></p> <p>REMAINDER <u> 20.010 </u></p>	<p>PROJECT NO. <u> HW21177 </u></p> <p>COUNTY <u> BALDWIN </u></p> <p>SCALE: <u> 1"=100' </u></p> <p>DATE: <u> 08-23-2022 </u></p> <p>REVISED: <u> N/A </u></p> <p>SHEET : <u> 1 OF 1 </u></p>
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