

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. 0203616 / HW16036000
Kings Landing Road
G, D, B & Pave from Three Rivers Road
to Kingsway Road
05-50-08-28-0-000-010.004
Tract No. 1A

2176236

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 03/17/2025 10:18 AM
TOTAL \$0.00 4 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), **Brian Gelpi, a single man**, conveying property not part of his 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 Southwest Quarter of Section 28, Township 6 South, Range 6 East, identified as Tract Number 1A on Kings Landing Road, Project No. 0203616 / HW16036000 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a concrete monument found at the southwest corner of Section 28, Township 6 South, Range 6 East, and being the Point of Beginning of the property herein to be conveyed;

Thence N00°18'01"E along the grantor's west property line a distance of 33.00 feet to a point on the acquired right-of-way line;

Thence N89°42'59"E along the acquired right-of-way line a distance of 1,344.81 feet to a point on the grantor's east property line;

Thence S00°14'17"W along the grantor's east property line a distance of 33.00 feet to the grantor's southeast property corner;

Thence S89°42'59"W along the grantor's south property line a distance of 1,344.84 feet to the Point of Beginning of the property herein conveyed and containing 1.019 acres, more or less.

GRANTEE'S ADDRESS:

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

GRANTOR'S ADDRESS:

223 E GOVERNMENT STREET
PENSACOLA, FL 32502

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 advalorem 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 14th day of March, 2025.


Brian Gelpi

ACKNOWLEDGMENT

STATE OF Alabama)

COUNTY OF Baldwin)

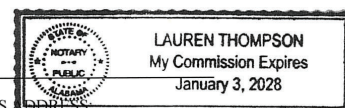
I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Brian Gelpi, whose name is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2025.


NOTARY PUBLIC

Commission Expires: _____

GRANTOR'S _____

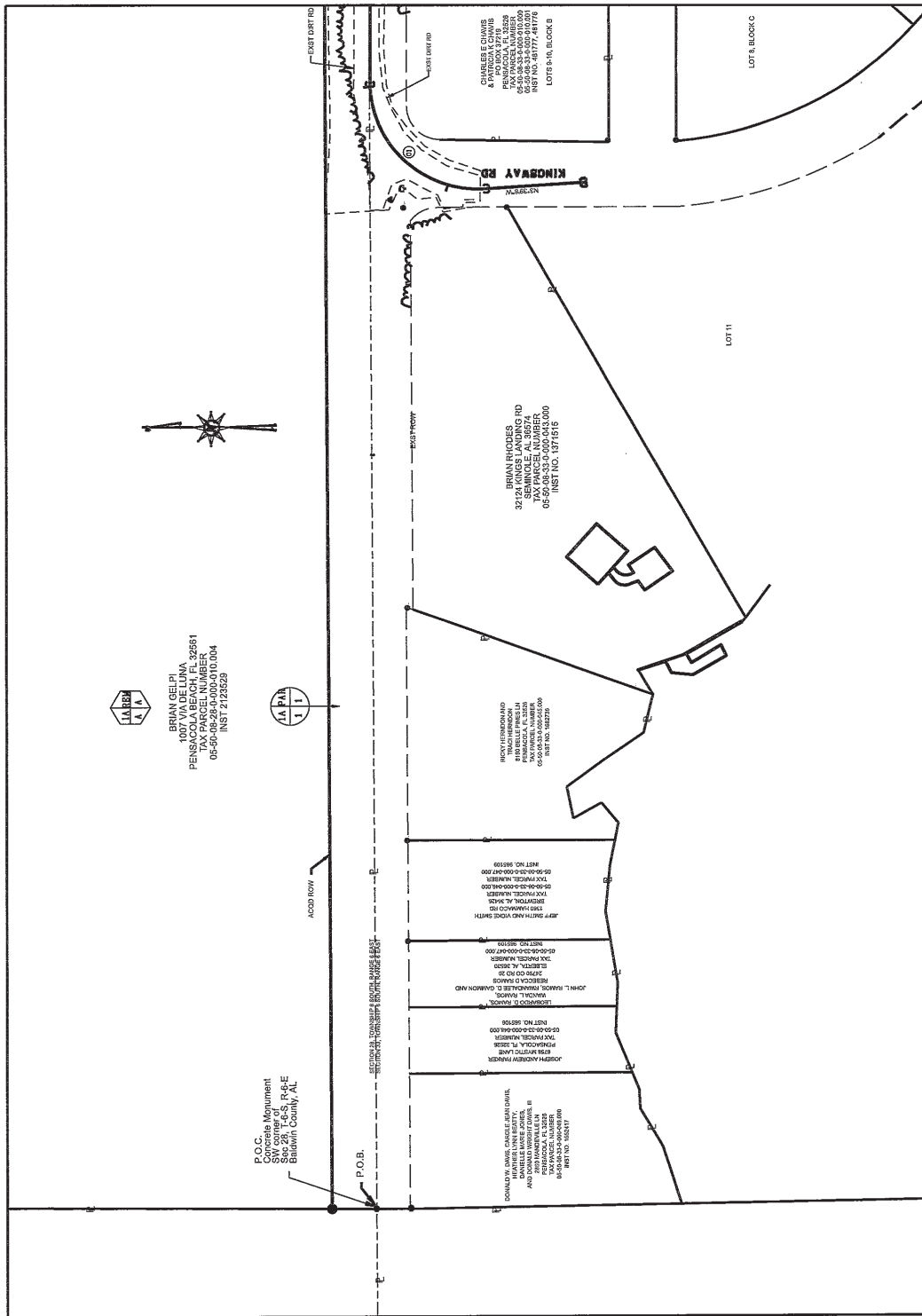


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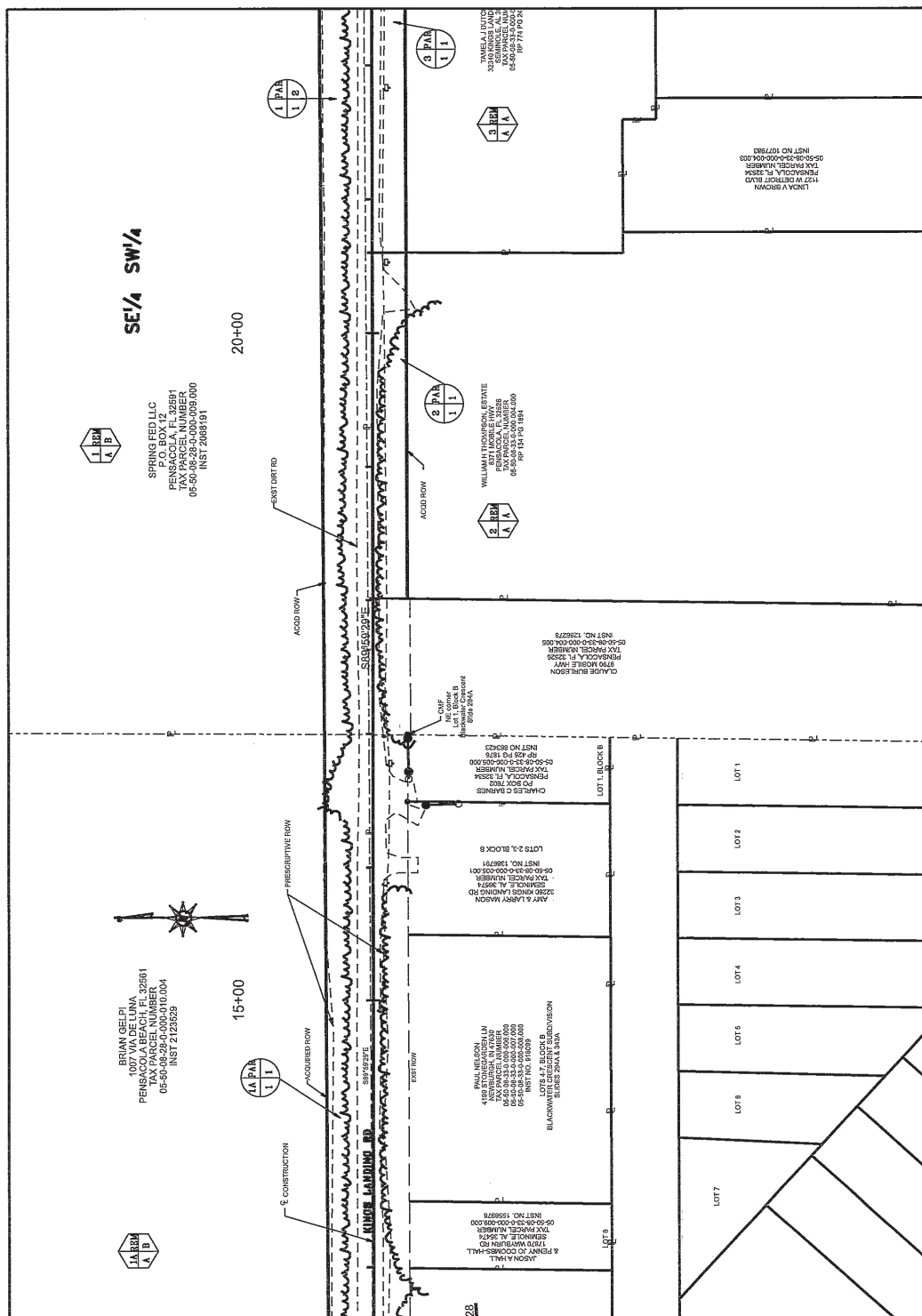
MATCH SHEET 2 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	1 A	PROJECT NO.	0203616 / HW16036000
OWNER	BRIAN GELPI	COUNTY	BALDWIN
TOTAL ACREAGE	40.410	SCALE:	1"=100'
R.O.W. REQUIRED	1.019	DATE;	06-07-2019
PRESCRIPTIVE R.O.W.	0.410	REVISED:	1-24-2025
T.C.E. REQUIRED	N/A	SHEET :	1 OF 2
REMAINDER	39.391		



MATCH SHEET 1 OF 2

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BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	1A
OWNER	BRIAN GELPI
TOTAL ACREAGE	40.410
R.O.W. REQUIRED	1.019
PRESCRIPTIVE R.O.W.	0.410
T.C.E. REQUIRED	N/A
REMAINDER	39.391

PROJECT NO.	0203616 / HW16036000
COUNTY	BALDWIN
SCALE:	1"=100'
DATE;	06-07-2019
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SHEET :	2 OF 2