

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 4/ 7/2020 11:55 AM
TOTAL \$ 0.00
6 Pages

1821691

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



STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0222619
Higbee Road
G, D, B & Pave from EOP to SR 181
05-46-01-02-0-000-001.507
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), Fairhope Single Tax Corporation and A & A Corte Family Limited Partnership (leasehold interest), 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 Northeast Quarter of the Northeast Quarter of Section 2, Township 6 South, Range 2 East, identified as Tract Number 2 on Higbee Road, Project No. 0222619 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

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

Thence S0°29'44"W along the grantor's east property line a distance of 1311.04 feet to the grantor's southeast property corner;

Thence N89°45'21"W along the grantor's south property line a distance of 44.55 feet to a point on the acquired R/W line;

Thence N0°30'46"E along the acquired R/W line a distance of 1311.00 feet to a point on the grantor's north property line;

GRANTEE'S ADDRESS

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

Thence S89°36'37"E along the grantor's north property line a distance of 44.15 feet to the Point of Beginning of the property herein conveyed and containing 2.707 acres, more or less. ****(2.000 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.707 acres is being acquired from the Grantor.)**

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 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 3rd day of April, 2020.

Fairhope Single Tax Corporation

By: Lee Turner
Lee Turner, Its President

By: Reuben E. Davidson, III
Reuben E. Davidson, III, Its Secretary

A&A Corte Family Limited Partnership

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

By: Angelo A. Corte
Its Manager

GRANTEE'S ADDRESS:

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

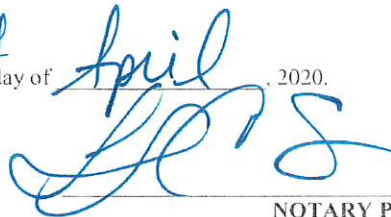
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Jennifer Evans Sanford, a Notary Public, in and for said County, in said State, hereby certify that Lee Turner and Reuben E. Davidson, III, whose names as President and Secretary of the Fairhope Single Tax Corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 3rd day of April, 2020.

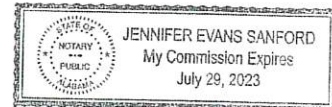


NOTARY PUBLIC

Commission Expires: _____



ACKNOWLEDGMENT FOR CORPORATION



STATE OF ALABAMA

COUNTY OF BALDWIN

I, _____, 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 _____ day of _____, 2020.

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 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 3rd day of April, 2020.

Fairhope Single Tax Corporation



By: Lee Turner, Its President



By: Reuben E. Davidson, III, Its Secretary


ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA)

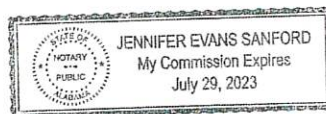
COUNTY OF BALDWIN)

I, Jennifer Evans Sanford, a Notary Public in and for said County in said State, hereby certify that Lee Turner and Reuben E. Davidson, III, whose names as President and Secretary of the Fairhope Single Tax Corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

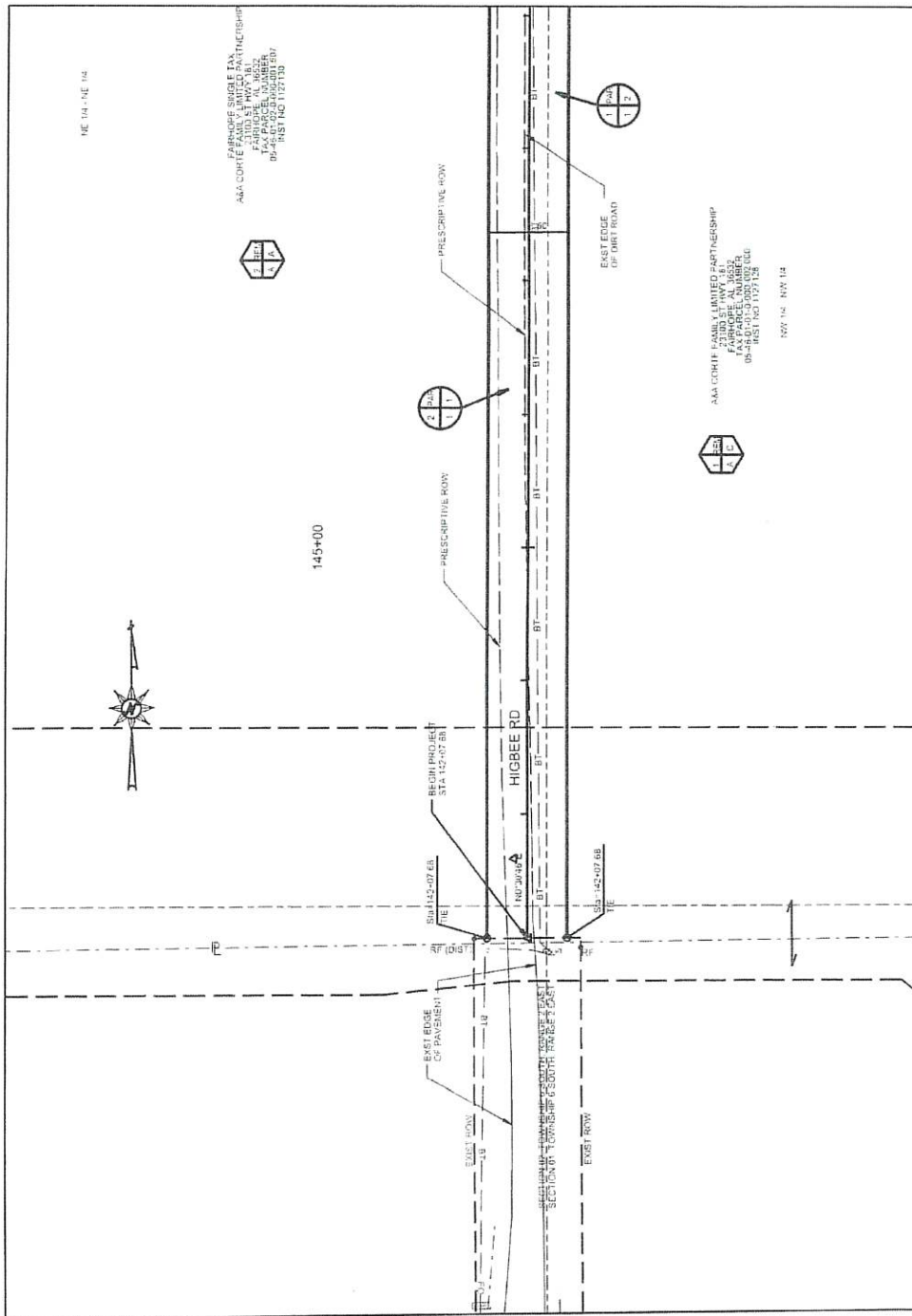
Given under my hand this 3rd day of April, 2020.


NOTARY PUBLIC

My Commission Expires: _____



MATCH SHEET 2 OF 2

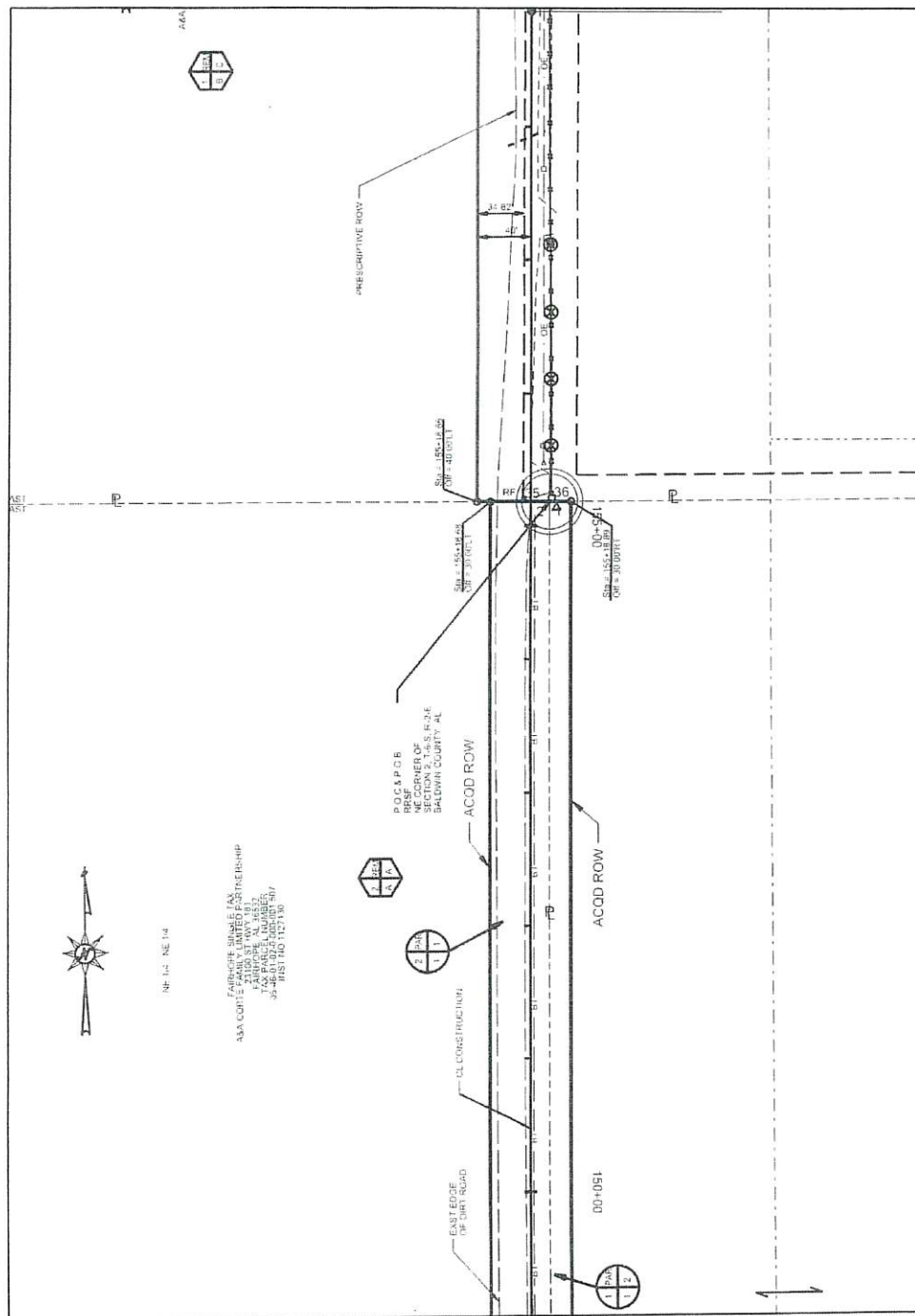


THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

| | |
|---------------------|--|
| TRACT NO. | <u>2</u> |
| OWNER | <u>FST, A&A CORTE FAMILY LIMITED PARTNERSHIP</u> |
| TOTAL ACREAGE | <u>121.977</u> |
| R.O.W. REQUIRED | <u>2.707</u> |
| PRESCRIPTIVE R.O.W. | <u>2.000</u> |
| T.C.E. REQUIRED | <u>N/A</u> |
| REMAINDER | <u>119.270</u> |

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



MATCH SHEET 1 OF 2

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

| | | | |
|---------------------|---|-------------|------------|
| TRACT NO. | 2 | PROJECT NO. | 0222619 |
| OWNER | FST, A&A CORTE FAMILY LIMITED PARTNERSHIP | COUNTY | BALDWIN |
| TOTAL ACREAGE | 121.977 | SCALE: | 1"=100' |
| R.O.W. REQUIRED | 2.707 | DATE: | 03-10-2020 |
| PRESCRIPTIVE R.O.W. | 2.000 | REVISED: | N/A |
| T.C.E. REQUIRED | N/A | SHEET : | 2 OF 2 |
| REMAINDER | 119.270 | | |