

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
05-53-03-08-0-000-009.000
05-53-03-08-0-000-009.001
05-53-03-08-0-000-009.003
Tract No. 10 *LT*

**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), **Woerner Elberta Farm, LLC**, an Alabama Limited Liability Company, 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 2:

A part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 7 South, Range 5 East, identified as Tract Number 10 on Woerner Rd, Project No. HW08378 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a set aluminum capped rebar found at the southwest corner of the Southwest Quarter of Section 8, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence N89°06'06"E along the south line of said Section a distance of 2,665.85 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N00°05'29"E along the grantor's property line a distance of 30.00 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 559.95 feet to a point on the grantor's property line;

Thence S00°53'54"E along the grantor's property line a distance of 10.00 feet to the grantor's property corner;

GRANTEE'S ADDRESS:

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

2135030

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 07/11/2024 04:12 PM
TOTAL \$0.00 6 Pages



Thence S89°06'06"W along the grantor's property line a distance of 88.88 feet to the grantor's property corner;

Thence S00°06'39"W along the grantor's property line a distance of 20.00 feet to the grantor's property corner;

Thence S89°06'06"W along the grantor's property line a distance of 471.24 feet to the Point of Beginning of the property herein conveyed and containing 0.345 acres, more or less.

Parcel 2 of 2:

A part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 7 South, Range 5 East, identified as Tract Number 10 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 1,332.93 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°06'06"W along the grantor's property line a distance of 333.22 feet to the grantor's property corner;

Thence N00°06'43"E along the grantor's property line a distance of 20.00 feet to the grantor's property corner;

Thence S89°06'06"W along the grantor's property line a distance of 179.58 feet to the grantor's property corner;

Thence N00°53'54"W along the grantor's 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 512.95 feet to a point on the grantor's property line;

Thence S00°03'39"W along the grantor's property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.271 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.

GRANTEE'S ADDRESS:

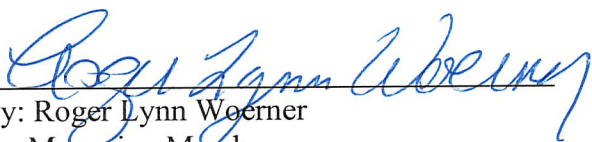
BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

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 10th day of July, 2024.

Woerner Elberta Farm, LLC
an Alabama Limited Liability Company


By: Roger Lynn Woerner
Its: Managing Member

ACKNOWLEDGMENT

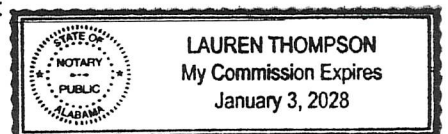
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Roger Lynn Woerner, whose name as Managing Member of Woerner Elberta Farm, LLC, an Alabama 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 10th day of July, 2024.


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

Woerner Rd
G, D, B, & Pave from CR 83 to CR 87
Project No. HW08378
Tract No. 10

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 10th day of July, 2024.

Woerner Elberta Farm, LLC
an Alabama Limited Liability Company


By: Roger Lynn Woerner
Its: Managing Member

ACKNOWLEDGMENT

STATE OF ALABAMA)

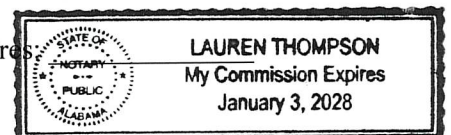
COUNTY OF BALDWIN)

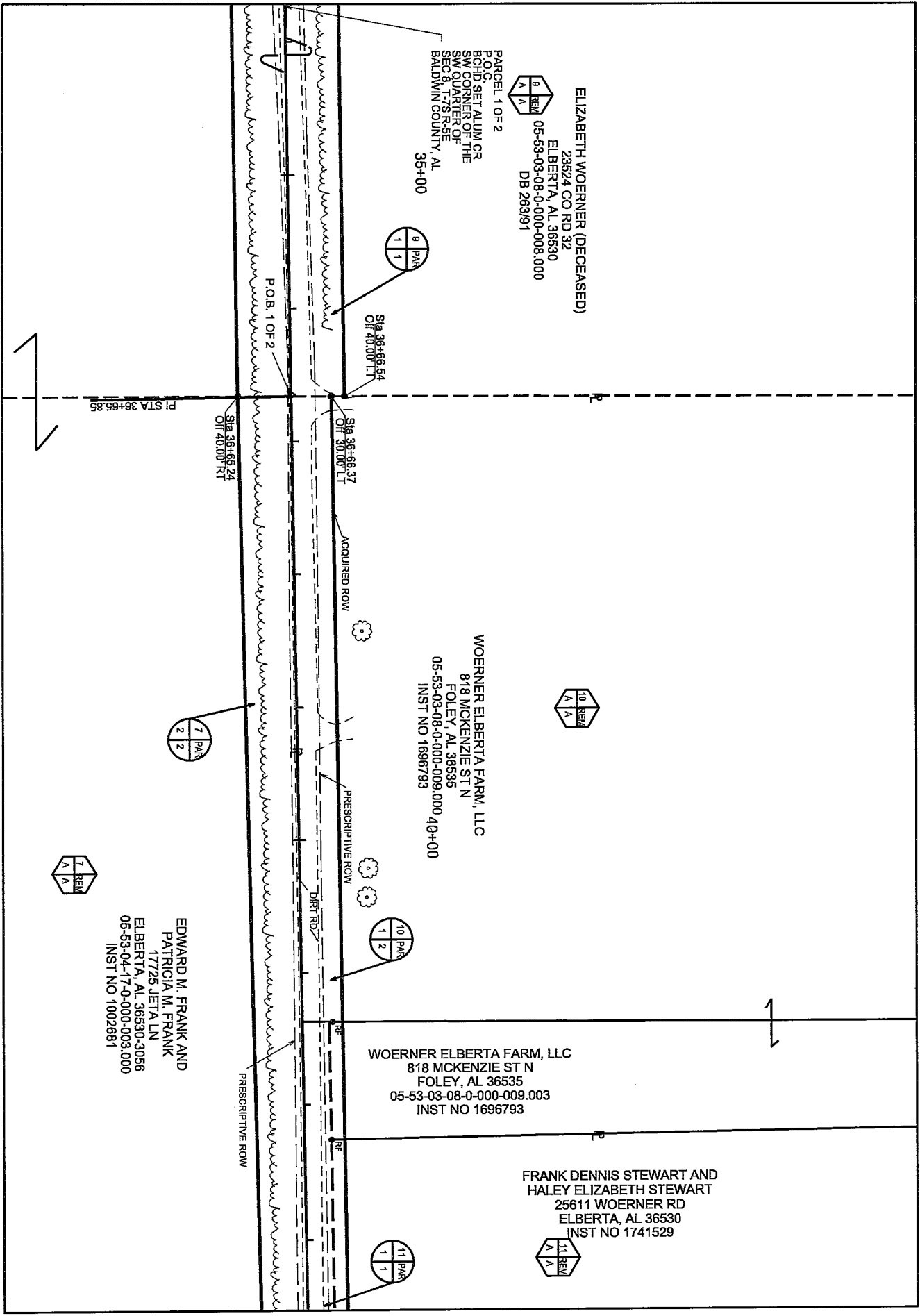
I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Roger Lynn Woerner, whose name as Managing Member of Woerner Elberta Farm, LLC, an Alabama Limited Liability Company, signed to the foregoing conveyance and who is known to me, acknowledged before me on this 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 10th day of July, 2024.


NOTARY PUBLIC

My Commission Expires





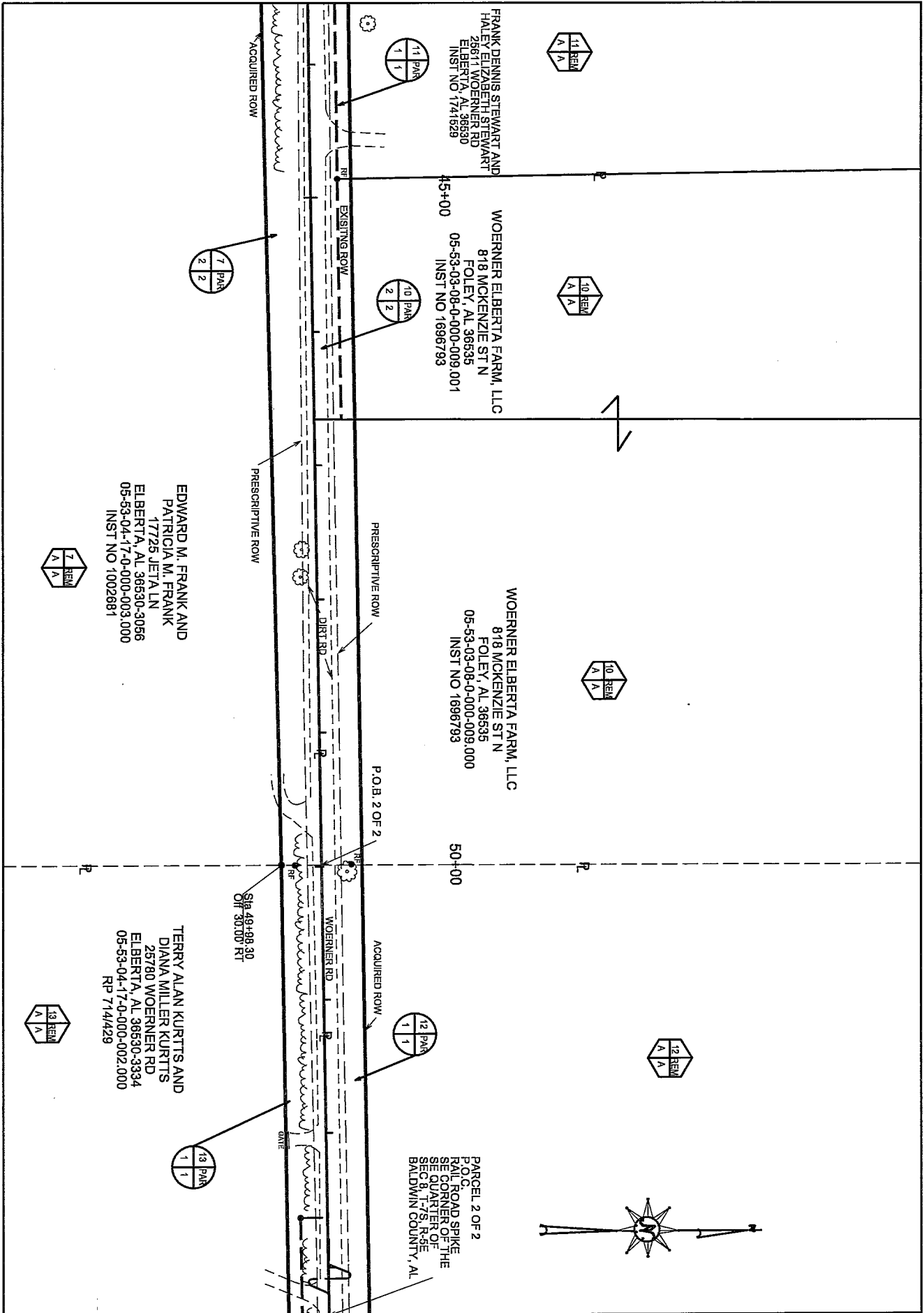
MATCH SHEET 2 OF 2

THIS IS NOT A BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	<u>10</u>	PROJECT NO.	<u>HW08378</u>
OWNER	<u>WOERNER ELBERTA FARM, LLC</u>	COUNTY	<u>BALDWIN</u>
TOTAL ACREAGE	<u>36.473</u>	SCALE:	<u>1"=100'</u>
R.O.W. REQUIRED	<u>0.616</u>	DATE;	<u>06-11-2024</u>
PRESRIPTIVE R.O.W.	<u>0.295</u>	REVISED:	<u>N/A</u>
T.C.E. REQUIRED	<u>N/A</u>	SHEET :	<u>1 OF 2</u>
REMAINDER	<u>35.857</u>		

MATCH SHEET 1 OF 2



COUNTY OF BALDWIN

TRACT NO.	10	PROJECT NO.	HW08378
OWNER	WOERNER ELBERTA FARM, LLC	COUNTY	BALDWIN
TOTAL ACREAGE	36.473	SCALE:	1"=100'
R.O.W. REQUIRED	0.616	DATE;	06-11-2024
PRESRIPTIVE R.O.W.	0.295	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 2
REMAINDER	35.857		