

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

STATE OF ALABAMA)

Project No. 0206411 / HW11064000

Sherman Rd

COUNTY OF BALDWIN)

G, D, B & Pave from County Road 12

to Weeks Road

05-60-02-10-0-000-003.000

Tract No. 4

2161365

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12/12/2024 04:17 PM
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), **William E. Greene, Jr. and Delores A. Greene**, 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 Southeast Quarter of the Northwest Quarter of Section 10, Township 8 South, Range 3 East, identified as Tract Number 4 on the Sherman Rd, Project No. 0206411 / HW11064000 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a set aluminum capped pipe (BCHD) found at the northeast corner of the Northwest Quarter of Section 10, Township 8 South, Range 3 East, in Baldwin County, Alabama;

Thence S00°15'38"W along the east line of said Quarter a distance of 1,865.40 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S00°15'38"W along the grantor's east property line a distance of 132.08 feet to the grantor's southeast property corner;

Thence S89°53'17"W along the grantor's south property line a distance of 18.47 feet to a point on the acquired right-of-way line;

Thence N00°11'46"E along the acquired right-of-way line a distance of 132.27 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°31'32"E along the grantor's north property line a distance of 18.62 feet to the Point of Beginning of the property herein conveyed and containing 0.056 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 26 day of November, 2024.

William E. Greene, Jr.
William E. Greene, Jr.

Delores A. Greene
Delores A. Greene

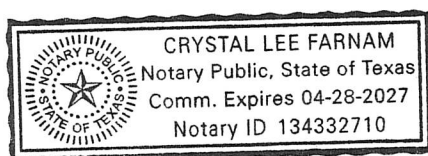
ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Denton)

I, Crystal Farnam, a Notary Public, in and for said County in said State, hereby certify that William E. Greene, Jr. and Delores A. Greene, 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 26 day of November, 2024.



Crystal Farnam
NOTARY PUBLIC

Commission Expires: 04/28/2027

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

SHERMAN ROAD
FROM COUNTY ROAD 12 TO WEEKS ROAD
PROJECT NO. 0206411 / HW11064000
TRACT NO. 4

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 26 day of November, 2024.

William E. Greene Jr.
William E. Greene, Jr.

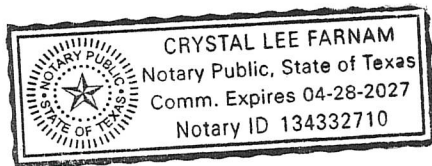
Delores A. Greene
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ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Denton)

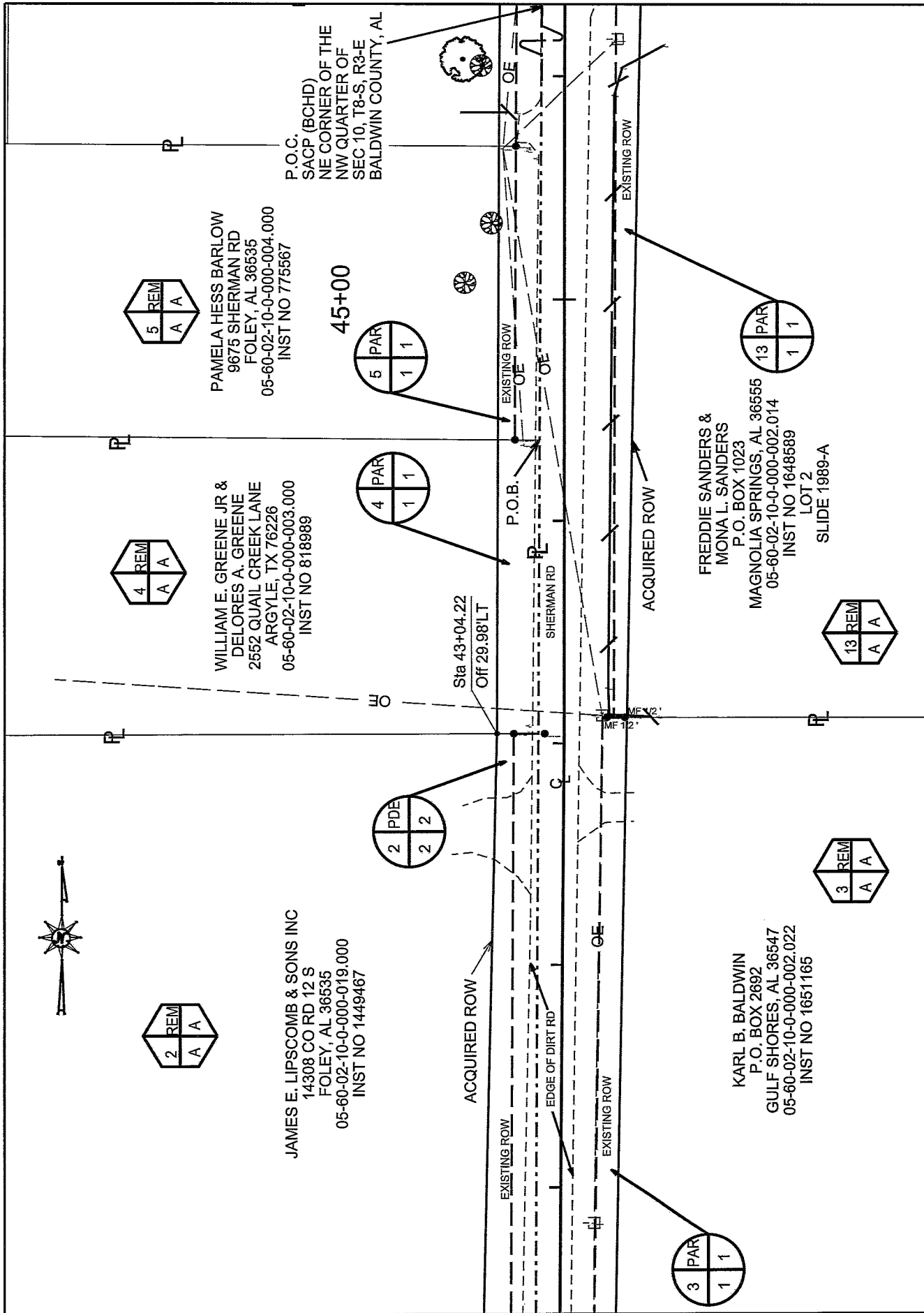
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Given under my hand and official seal this 26 day of November, 2024.



Crystal Farnam
NOTARY PUBLIC

My Commission Expires: 04/28/2027



THIS IS NOT A BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	<u>4</u>	PROJECT NO.	<u>0206411/HW11064000</u>
OWNER	<u>WILLIAM E GREENE, JR & DELORES A GREENE</u>	COUNTY	<u>BALDWIN</u>
TOTAL ACREAGE	<u>4.049</u>	SCALE:	<u>1"=60'</u>
R.O.W. REQUIRED	<u>0.056</u>	DATE:	<u>09-03-2024</u>
PRESCRIPTIVE R.O.W.	<u>0.007</u>	REVISED:	<u>N/A</u>
T.C.E. REQUIRED	<u>N/A</u>	SHEET :	<u>1 OF 1</u>
REMAINDER	<u>3.993</u>		