

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  
05-53-03-08-0-000-010.000  
Tract No. 12 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), **George A. Woerner and Janice K. Woerner, 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 Southeast Quarter of Section 8, Township 7 South, Range 5 East, identified as Tract Number 12 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 40.01 feet to the grantor's southeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°06'06"W along the grantor's south property line a distance of 1,292.92 feet to the grantor's southwest property corner;

Thence N00°03'39"E along the grantor's west 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 1,262.90 feet to a point;

Thence N44°33'54"E along the acquired right-of-way line a distance of 42.77 feet to a point on the grantor's east property line;

GRANTEE'S ADDRESS:

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

**2135032**

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 07/11/2024 04:12 PM  
TOTAL \$0.00 5 Pages



Thence S00°01'41"W along the grantor's east property line a distance of 60.01 feet to the Point of Beginning of the property herein conveyed and containing 0.901 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 10<sup>th</sup> day of July, 2024.

George A. Woerner  
George A. Woerner

Janice K. Woerner  
Janice K. Woerner

**ACKNOWLEDGMENT**

STATE OF ALABAMA )

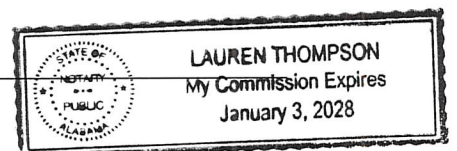
COUNTY OF BALDWIN )

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that George A. Woerner and Janice K. Woerner, 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 10<sup>th</sup> day of July, 2024.

Lauren Thompson  
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. 12

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 10<sup>th</sup> day of July, 2024.

George A. Woerner  
George A. Woerner

Janice K. Woerner  
Janice K. Woerner

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that George A. Woerner and Janice K. Woerner, 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.

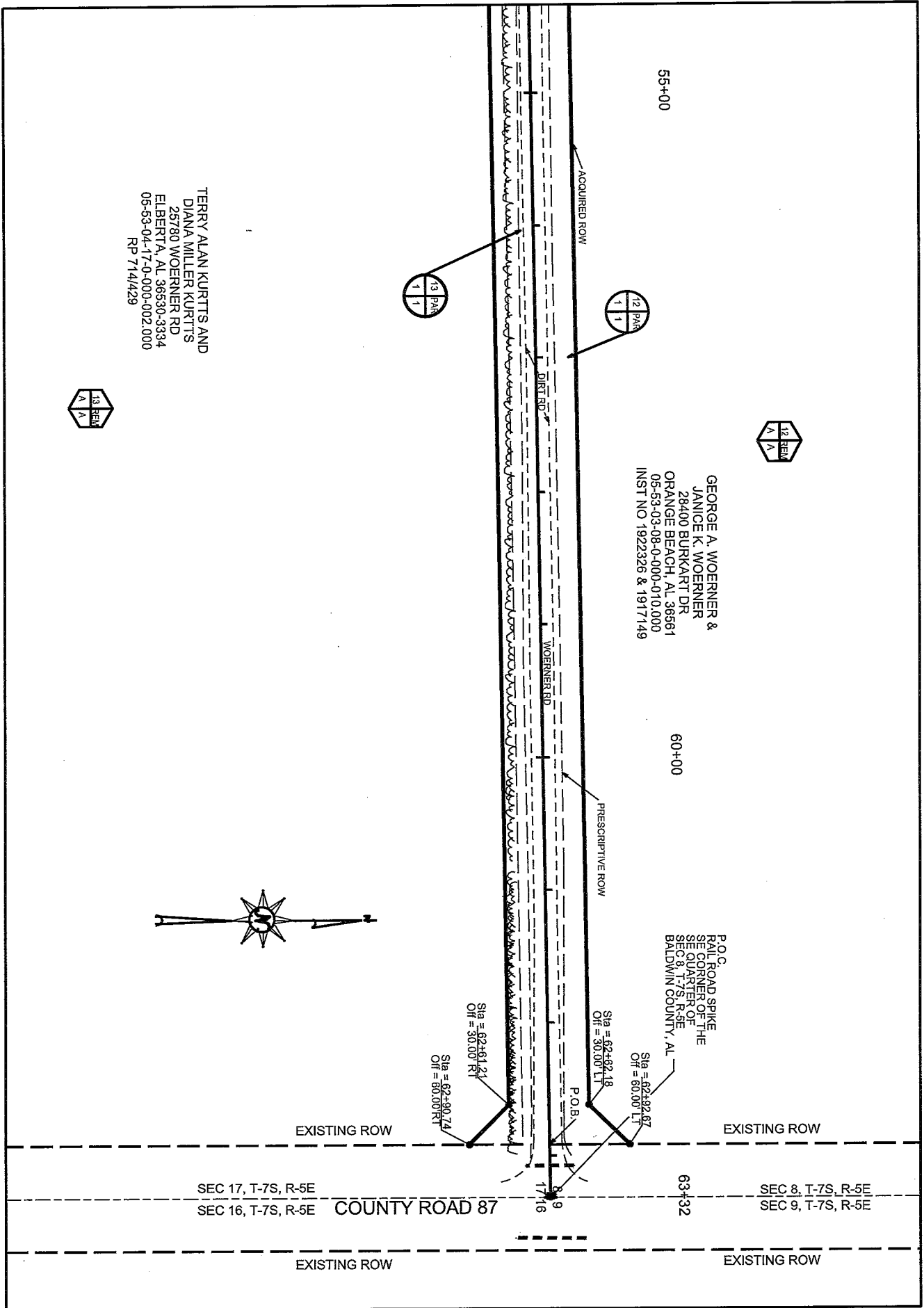
Given under my hand and official seal this 10<sup>th</sup> day of July, 2024.

Lauren Thompson  
NOTARY PUBLIC

My Commission Expires



MATCH SHEET 2 OF 2



TERRY ALAN KURTTS AND  
DIANA MILLER KURTTS  
25780 WOERNER RD  
ELBERTA, AL 36530-3334  
05-53-04-17-0-000-002.000  
RP 714/429

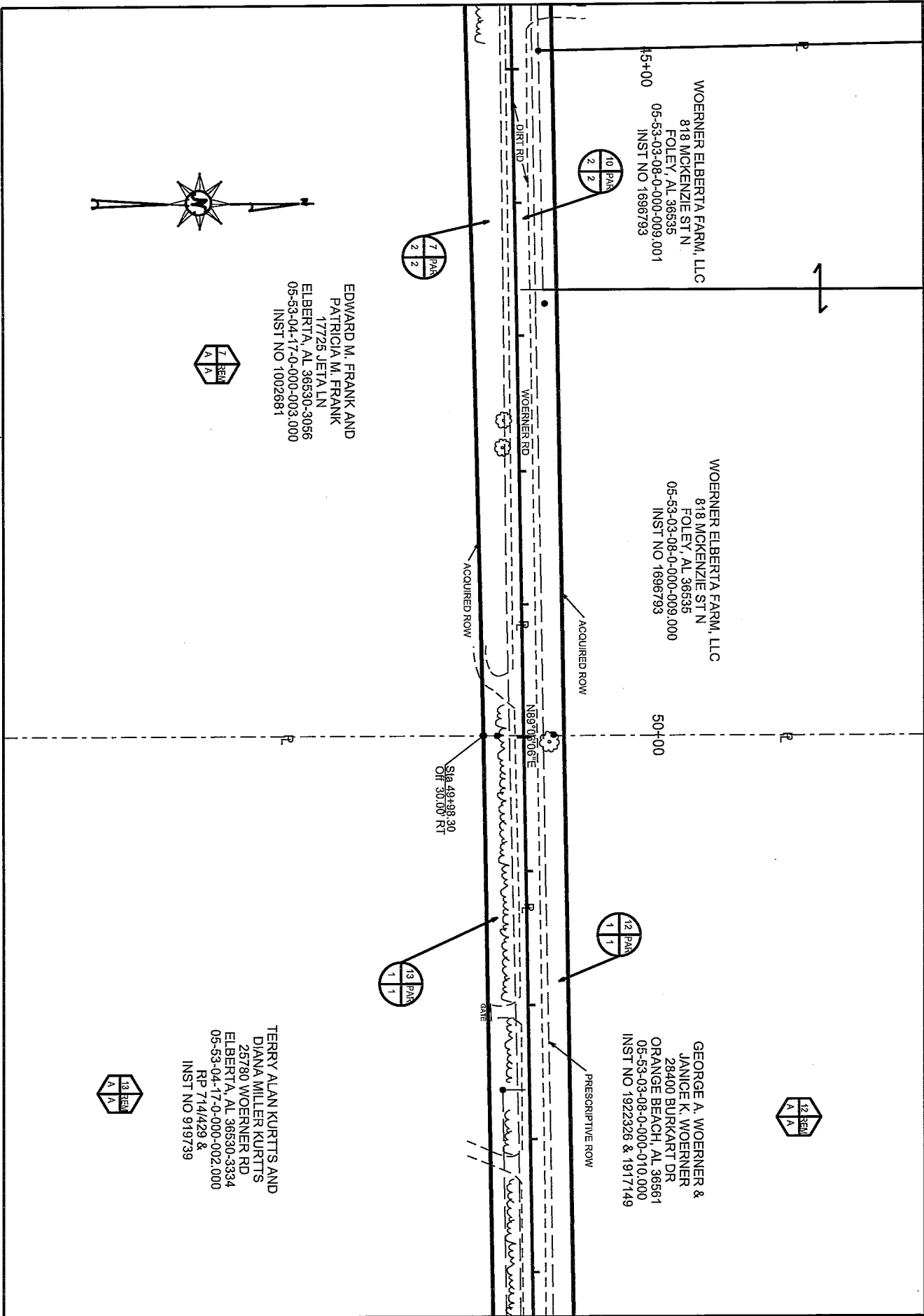
GEORGE A. WOERNER &  
JANICE K. WOERNER  
28400 BURKART DR  
ORANGE BEACH, AL 36561  
05-53-03-08-0-000-010.000  
INST NO 1922326 & 1917149

P.O.C.  
RAIL ROAD SPIKE  
SE QUARTER OF THE  
SEC 8, T-7S, R-5E  
BALDWIN COUNTY, AL

THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	<u>12</u>	PROJECT NO.	<u>HW08378</u>
OWNER	<u>GEORGE AND JANICE WOERNER</u>	COUNTY	<u>BALDWIN</u>
TOTAL ACREAGE	<u>39.235</u>	SCALE:	<u>1"=100'</u>
R.O.W. REQUIRED	<u>0.901</u>	DATE:	<u>06-11-2024</u>
PRESCRIPTIVE R.O.W.	<u>0.418</u>	REVISED:	<u>N/A</u>
T.C.E. REQUIRED	<u>N/A</u>	SHEET :	<u>1 OF 2</u>
REMAINDER	<u>38.334</u>		



MATCH SHEET 1 OF 2

THIS IS NOT A BOUNDARY SURVEY

COUNTY OF BALDWIN

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OWNER	<u>GEORGE AND JANICE WOERNER</u>	COUNTY	<u>BALDWIN</u>
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T.C.E. REQUIRED	<u>N/A</u>	SHEET :	<u>2 OF 2</u>
REMAINDER	<u>38.334</u>		