

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. 0204216
George Younce Road
G, D, B & Pave from CR 24 to EOM
05-55-06-13-0-000-002.025
Tract No. 8A

TD

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), C. William Taylor, Jr. and Jessie M Taylor, 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:

A part of the Northeast Quarter of the Southwest Quarter and a part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 7 South, Range 3 East, identified as Tract Number 8 on George Younce Road, Project No. 0204216 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the purported northeast corner of the Northeast Quarter of the Southwest Quarter of Section 13, Township 7 South, Range 3 East in Baldwin County, Alabama;

Thence run southerly a distance of 1333 feet, more or less, to a point;

Thence run westerly a distance of 15 feet, more or less, to a point on to the grantor's north property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run southerly along the grantor's east property line a distance of 66 feet, more or less, to a point on the grantor's south property line;

GRANTEE'S ADDRESS:

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

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 9/11/2019 12:43 PM
TOTAL \$ 0.00
5 Pages

1783366



Thence run westerly along the grantor's south property line a distance of 22 feet, more or less, to a point on the acquired R/W line;

Thence run northerly along the acquired R/W line a distance of 66 feet, more or less, to a point on the grantor's north property line;

Thence run easterly along the grantor's north property line a distance of 22 feet more or less, to the Point of Beginning of the property herein conveyed and containing 0.033 acres, more or less.

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 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 9th day of September, 2019.

GRANTEE'S ADDRESS:

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

C. William Taylor, Jr.
C. William Taylor, Jr.

Jessia M. Taylor
Jessia M Taylor

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tracey L. Comstock, a Notary Public, in and for said County in said State, hereby certify that C. William Taylor, Jr and Jessia M Taylor., whose name(s) 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 9th day of September, 2019.

Tracey L. Comstock
NOTARY PUBLIC

My Commission Expires: November 3, 2020



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

GEORGE YOUNCE ROAD
COUNTY ROAD 24 TO EOM
PROJECT NO. 0204216
BALDWIN COUNTY
TRACT 8A

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 9th day of September, 2019.

C. William Taylor, Jr.
C. William Taylor, Jr.

Jessia M. Taylor
Jessia M Taylor

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

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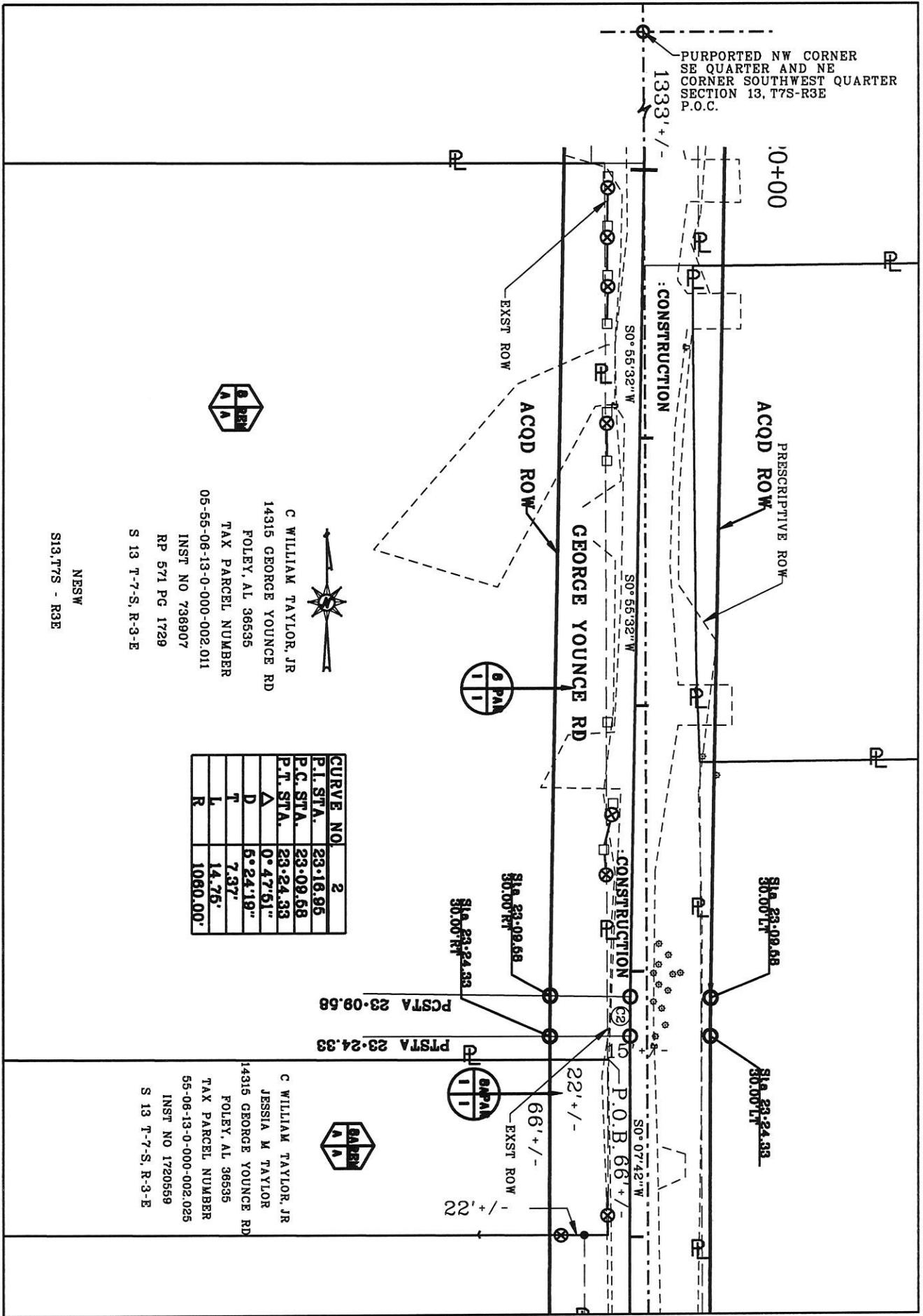
Given under my hand and official seal this 9th day of September, 2019.

Tracey L. Comstock
NOTARY PUBLIC

My Commission Expires: November 3, 2020

GRANTEE'S MAILING ADDRESS:
BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576





PURPORTED NW CORNER
SE QUARTER AND NE
CORNER SOUTHWEST QUARTER
SECTION 13, T7S-R3E
P.O.C.



C WILLIAM TAYLOR, JR
14315 GEORGE YOUNCE RD
FOLEY, AL 36535
TAX PARCEL NUMBER
05-55-06-13-0-000-002.011
INST NO 736907
RP 571 PG 1729
S 13 T-7-S, R-3-E



NE-SW
S13, T7S - R3E

CURVE NO	2
P.I. STA.	23+16.95
P.C. STA.	23+09.58
P.T. STA.	23+24.33
Δ	0°47'51"
D	6°24'19"
T	7.37'
L	14.76'
R	1060.00'

PCSTA 23+09.58
PTSTA 23+24.33

C WILLIAM TAYLOR, JR
JESSIA M TAYLOR
14315 GEORGE YOUNCE RD
FOLEY, AL 36535
TAX PARCEL NUMBER
55-06-13-0-000-002.025
INST NO 1720559
S 13 T-7-S, R-3-E



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 8A PROJECT NO. 0204216
 OWNER C. WILLIAM TAYLOR, JR & JESSIA M TAYLOR COUNTY BALDWIN
 TOTAL ACREAGE 0.968 SCALE: 1"=50'
 R.O.W. REQUIRED 0.033 DATE: 9-09-19
 PRESCRIPTIVE R.O.W. 0.000 REVISED: N/A
 T.C.E. REQUIRED N/A 1 OF 1
 REMAINDER 0.935