

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 9/14/2020 8:08 AM  
TOTAL \$ 0.00  
6 Pages

1057282

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



STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0221119  
Annie Cooper Lane South  
AFM from Annie Cooper Lane  
south 0.26 Miles  
05-55-03-08-0-001-019.000  
Tract No. 3

**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), CPVE, LLC, an Alabama limited liability company, successor by merger with DC Mining, Inc. an Alabama corporation, 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 Southeast Quarter of the Northeast Quarter of Section 8, Township 7 South, Range 3 East, identified as Tract Number 3 on Annie Cooper Lane, Project No. 0221119 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at a concrete monument at the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 8, Township 7 South, Range 3 East, in Baldwin County, Alabama (the grantor's southeast property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence S89°43'52"W along the grantor's south property line a distance of 60.00 feet to the acquired R/W line;

Thence N00°2'6"E along the acquired R/W line a distance of 611.86 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 17+59.73);

Thence N05°45'50"E and parallel to project centerline along a curve to the right having a radius of 550.00 feet and along the acquired R/W line a distance of 109.98 feet, to a point

**GRANTEE'S ADDRESS:**

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

(said point is offset 30.00 feet right of and perpendicular to project centerline at Station 16+55.75);

Thence N11°29'33"E along the acquired R/W line a distance of 100.39 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 15+55.36);

Thence N7°46'11"E and parallel to project centerline along a curve to the left having a radius of 490.00 feet and along the acquired R/W line a distance of 63.68 feet, to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 14+87.78);

Thence N04°2'49"E along the acquired R/W line a distance of 93.05 feet to a point (said point is offset 30 feet right of and perpendicular to project centerline at Station 13+94.73);

Thence N03°12'31"E and parallel to project centerline along a curve to the left having a radius of 490.00 feet and along the acquired R/W line a distance of 14.34 feet, to the grantor's north property line;

Thence S89°10'28"E along the grantor's north property line a distance of 13.14 feet to the grantor's northeast property corner;

Thence S00°1'47"E along the grantor's east property line a distance of 989.76 feet to the Point of Beginning of the property herein conveyed and containing 1.148 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 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.

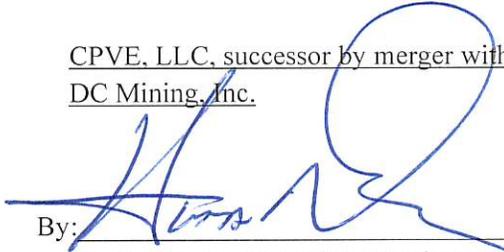
GRANTEE'S ADDRESS:

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THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to itself for this conveyance.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this the 3 day of SEPTEMBER, 2020.

CPVE, LLC, successor by merger with  
DC Mining, Inc.

By:   
Heath Mason, Managing Member

ACKNOWLEDGMENT

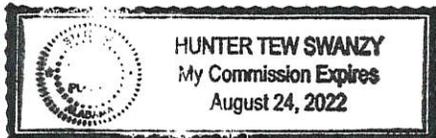
STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, Hunter Swanzky, a Notary Public, in and for said County in said State, hereby certify that Heath Mason, whose name as Managing Member of CPVE, LLC, an Alabama Limited Liability Company, 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 corporation on the day the same bears date.

Given under my hand and official seal this 3 day of September, 2020.

  
NOTARY PUBLIC



My Commission Expires: 8/24/2022

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

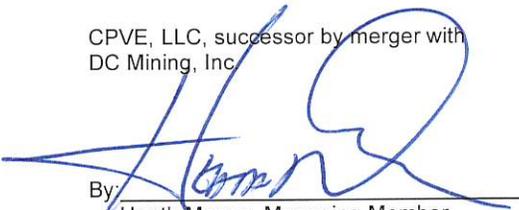
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION  
AND RIGHT-OF-ENTRY

ANNIE COOPER LN S  
FROM ANNIE COOPER LN SOUTH 0.26 MILES  
PROJECT NO. 0221119  
BALDWIN COUNTY, ALABAMA  
TRACT 3

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 3<sup>rd</sup> day of SEPT, 2020.

CPVE, LLC, successor by merger with  
DC Mining, Inc.

By:   
Heath Mason, Managing Member

ACKNOWLEDGMENT

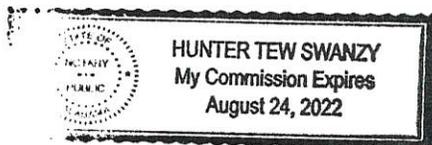
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Given under my hand this 3 day of September, 2020.

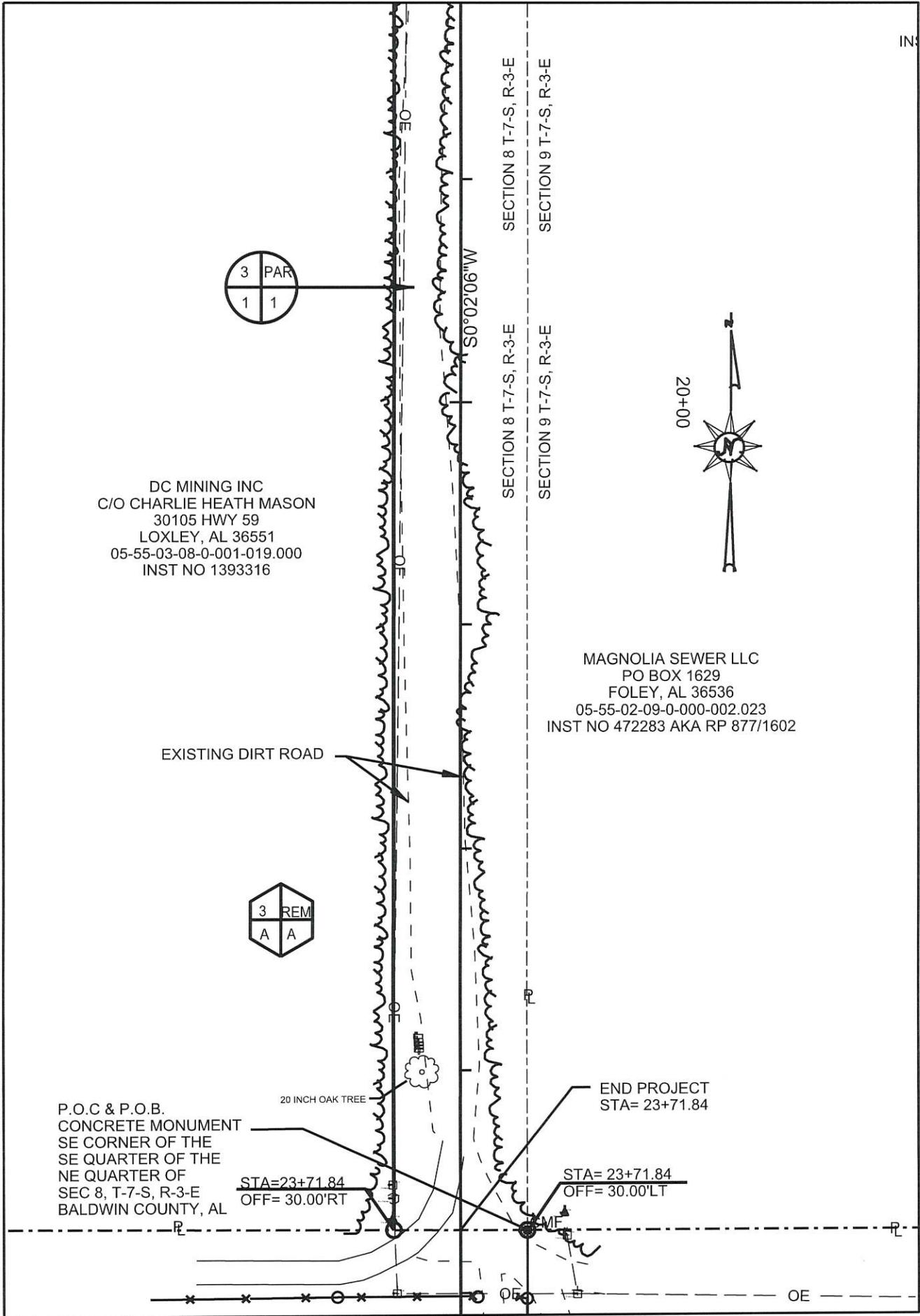
  
NOTARY PUBLIC



My Commission Expires: 8/24/2022

MATHCH SHEET 2 OF 2

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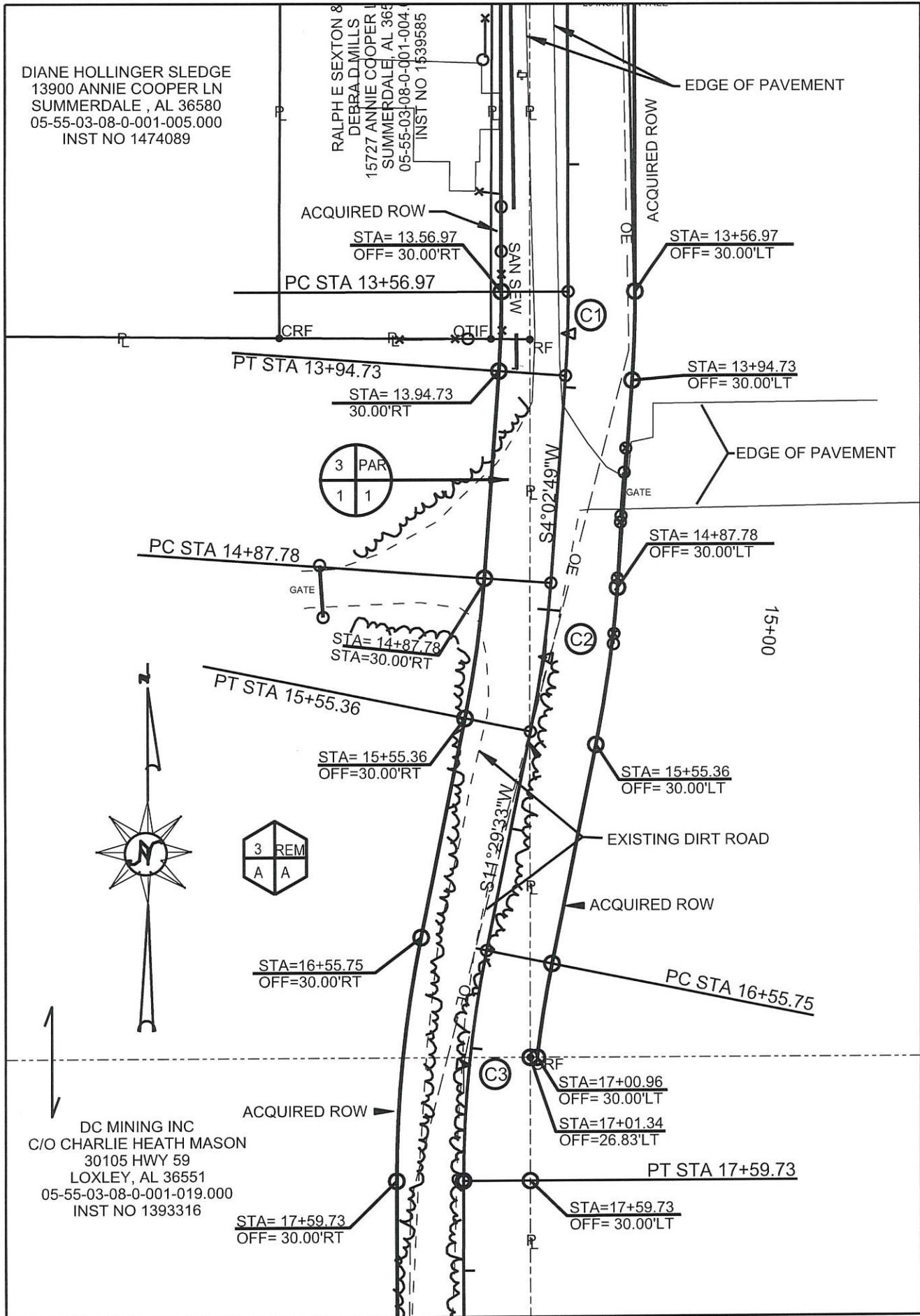
DC MINING INC  
 C/O CHARLIE HEATH MASON  
 30105 HWY 59  
 LOXLEY, AL 36551  
 05-55-03-08-0-001-019.000  
 INST NO 1393316

MAGNOLIA SEWER LLC  
 PO BOX 1629  
 FOLEY, AL 36536  
 05-55-02-09-0-000-002.023  
 INST NO 472283 AKA RP 877/1602

THIS IS NOT A  
 BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	<u>3</u>	PROJECT NO.	<u>0221119</u>
OWNER	<u>DC MINING INC</u>	COUNTY	<u>BALDWIN</u>
TOTAL ACREAGE	<u>55.841</u>	SCALE:	<u>1"=60'</u>
R.O.W. REQUIRED	<u>1.148</u>	DATE;	<u>02-10-2020</u>
PRESCRIPTIVE R.O.W.	<u>N/A</u>	REVISED:	<u>N/A</u>
T.C.E. REQUIRED	<u>N/A</u>	SHEET :	<u>1 OF 2</u>
REMAINDER	<u>54.693</u>		



MATCH SHEET 1 OF 2

THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	3	PROJECT NO.	0221119
OWNER	DC MINING INC	COUNTY	BALDWIN
TOTAL ACREAGE	55.841	SCALE:	1"=60'
R.O.W. REQUIRED	1.148	DATE;	02-10-2020
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 2
REMAINDER	54.693		