

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW19121000/0212119
Russian Road
G, D, B & Pave from Roscoe Road
to End of Maintenance JLC
05-61-06-23-0-000-011.000
Tract No. 18

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), Rhonda Pierce, a single woman, 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 Southeast Quarter of Section 23, Township 8 South, Range 4 East, identified as Tract Number 16 on the Russian Road, Project No. HW19121000/0212119 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a 5/8 inch rod found at the northeast corner of the Northeast Quarter of the Southeast Quarter of Section 23, Township 8 South, Range 4 East, in Baldwin County, Alabama;

Thence S0°04'34"W along the east line of said Section a distance of 1120.29 feet to a point;

Thence S90°0'0"W leaving said Section line a distance of 5.99 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S0°52'52"E along the grantor's east property line a distance of 211.78 feet to the grantor's southeast property corner;

Thence N89°39'11"W along the grantor's south property line a distance of 13.73 feet to the acquired R/W 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. 9/26/2022 3:06 PM
TOTAL \$ 0.00
4 Pages



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Thence N0°13'12"W along the acquired R/W line a distance of 211.72 feet to the grantor's north property line;

Thence S89°45'03"E along the grantor's north property line a distance of 11.28 feet to the Point of Beginning of the property herein conveyed and containing 0.061 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.

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 September, 2022.



Rhonda Pierce

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby certify that Rhonda Pierce, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of September, A.D. 2022.


NOTARY PUBLIC

My Commission Expires:
August 21, 2024

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

G, D, B & Pave Russian Road
From Roscoe Road to EOM
Project No. HW19121000/0212119
Tract No. 18

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 September, 2022.


Rhonda Pierce

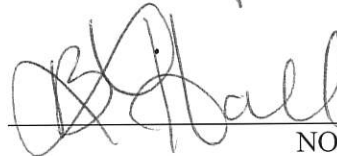
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

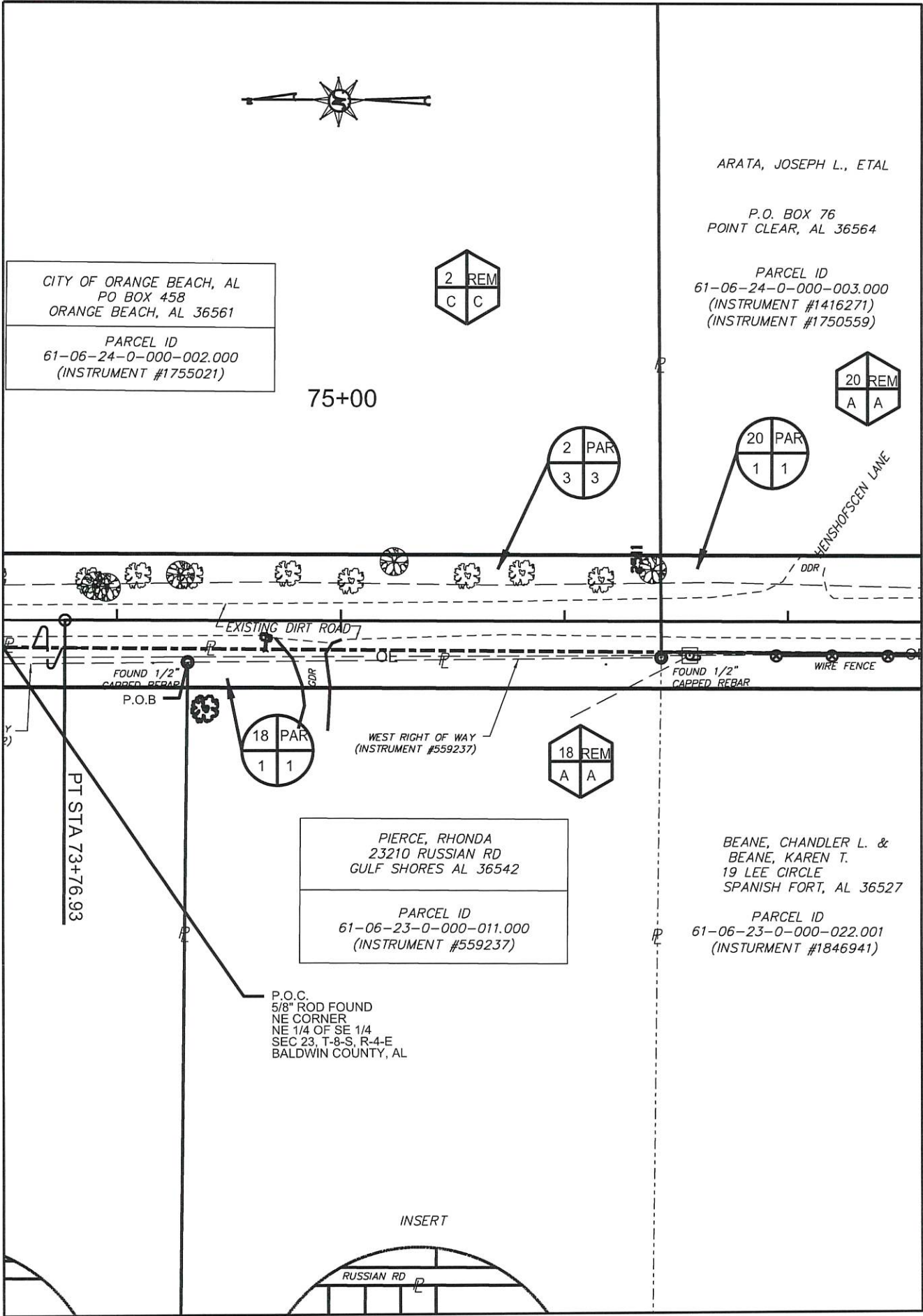
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Given under my hand and official seal this 26 day of September, 2022.


NOTARY PUBLIC

My Commission Expires:
August 21, 2024

My Commission Expires: _____



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 18
OWNER RHONDA PIERCE
TOTAL ACREAGE 6.680
R.O.W. REQUIRED 0.061
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 6.619

PROJECT NO. 0212119
COUNTY BALDWIN
SCALE: 1"=60'
DATE: 01-25-2021
REVISED: N/A
SHEET: 1 OF 1