

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW22020
Paul Cleverdon Rd
G, D, B & Pave from
CR 32 to CR 34 S
05-47-07-36-0-000-002.000
05-47-07-36-0-000-001.000
05-47-07-25-0-000-008.000
Tract No. 9

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 1/24/2024 11:45 AM
TOTAL \$ 0.00
9 Pages

2104756



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), Cleverdon Land Company II, LLC, an Alabama limited liability company, 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 Northeast Quarter of Section 36, Township 6 South, Range 3 East, and the Southeast Quarter of Section 25, Township 6 South, Range 3 East identified as Tract Number 9 on Paul Cleverdon Rd, Project No. HW22020 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at an iron pipe at the Southeast corner of the Northeast Quarter of the Northeast Quarter Section 36, Township 6 South, Range 3 East, in Baldwin County, Alabama and being the Point of Beginning of the property herein to be conveyed;

Thence N89°43'48"W along the grantor's south property line a distance of 40.00 feet to a point on the acquired R/W line;

Thence N0°18'40"E along the acquired R/W line a distance of 1262.92 feet to a point (said point is offset 43.72 feet left of and perpendicular to the project centerline at station 62+03.30);

Thence N44°49'42"W along the acquired R/W line a distance of 42.32 feet to a point (said point is offset 73.65 feet left of and perpendicular to project centerline at station 62+33.22);

GRANTEE'S ADDRESS:

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

Thence N0°23'37"E along the acquired R/W line a distance of 60.00 feet to a point (said point is offset 73.56 feet left of and perpendicular to the project the centerline at station 62+92.94);

Thence N45°15'13"E along the acquired R/W line a distance of 42.59 feet to a point (said point is offset 43.52 feet left of and perpendicular to the project centerline at Station 63+23.14);

Thence N0°28'39"E along the acquired R/W line a distance of 2525.03 feet to a point (said point is offset 40.10 feet left of and perpendicular to the project centerline at Station 88+48.17);

Thence N44°49'7"W along the acquired R/W line a distance of 63.31 feet to a point on the grantor's north property line and being the existing R/W line of CR 34;

Thence N89°53'7"E along the existing R/W line of CR 34 a distance of 85.00 feet to the grantor's west property line.

Thence S0°28'39"W along the grantor's west property line a distance of 2657.84 feet to the southeast corner of the Southeast Quarter of Section 25, Township 6 South, Range 3 East;

Thence S0°18'40"W leaving the southeast corner of the Southeast Quarter of Section 25, Township 6 South, Range 3 East a distance of 1323.09 feet to the Point of Beginning of the property herein conveyed and containing 3.714 acres, more or less.

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.

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 23 day of January, 2024.

**Cleverdon Land Company II, LLC,
an Alabama limited liability company**

**By: Cleverdon Farms, Ltd., an
Alabama Limited Partnership**

**By: CX3, Inc., an Alabama
Corporation
Its: General Partner**

By: [Signature]
William T Cleverdon, Jr.
Its: Managing Member

ACKNOWLEDGMENT

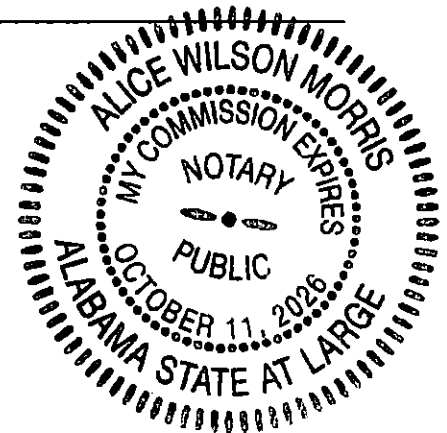
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Alice Wilson Morris, a Notary Public, in and for said County in said State, hereby certify that William T. Cleverdon, Jr. whose name as as Managing Member of CX3, Inc., an Alabama Corporation 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 as such officers and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 23 day of January, 2024.

[Signature]
NOTARY PUBLIC

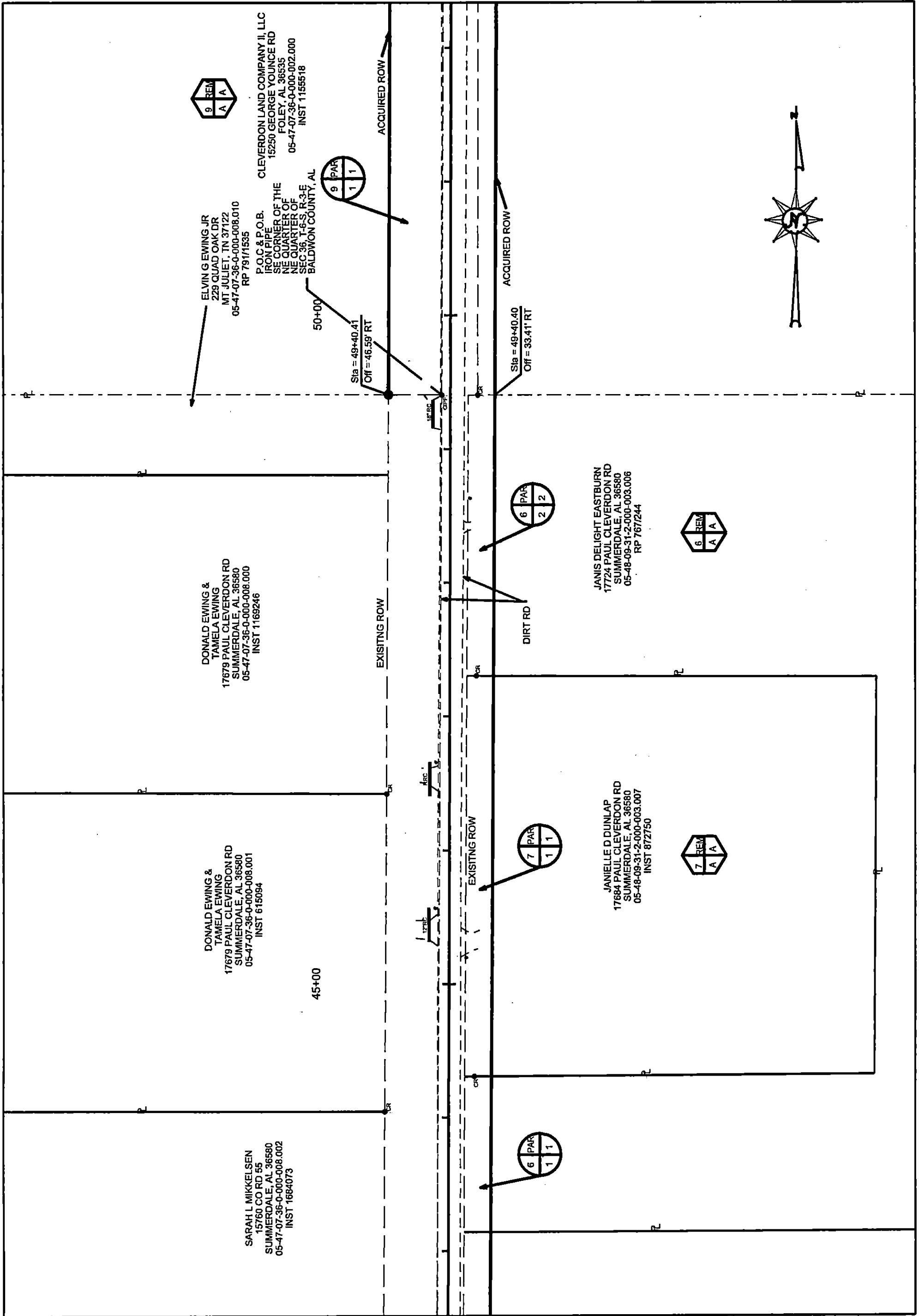
Commission Expires: _____



GRANTEE'S ADDRESS:

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

MATCH SHEET 2 OF 5

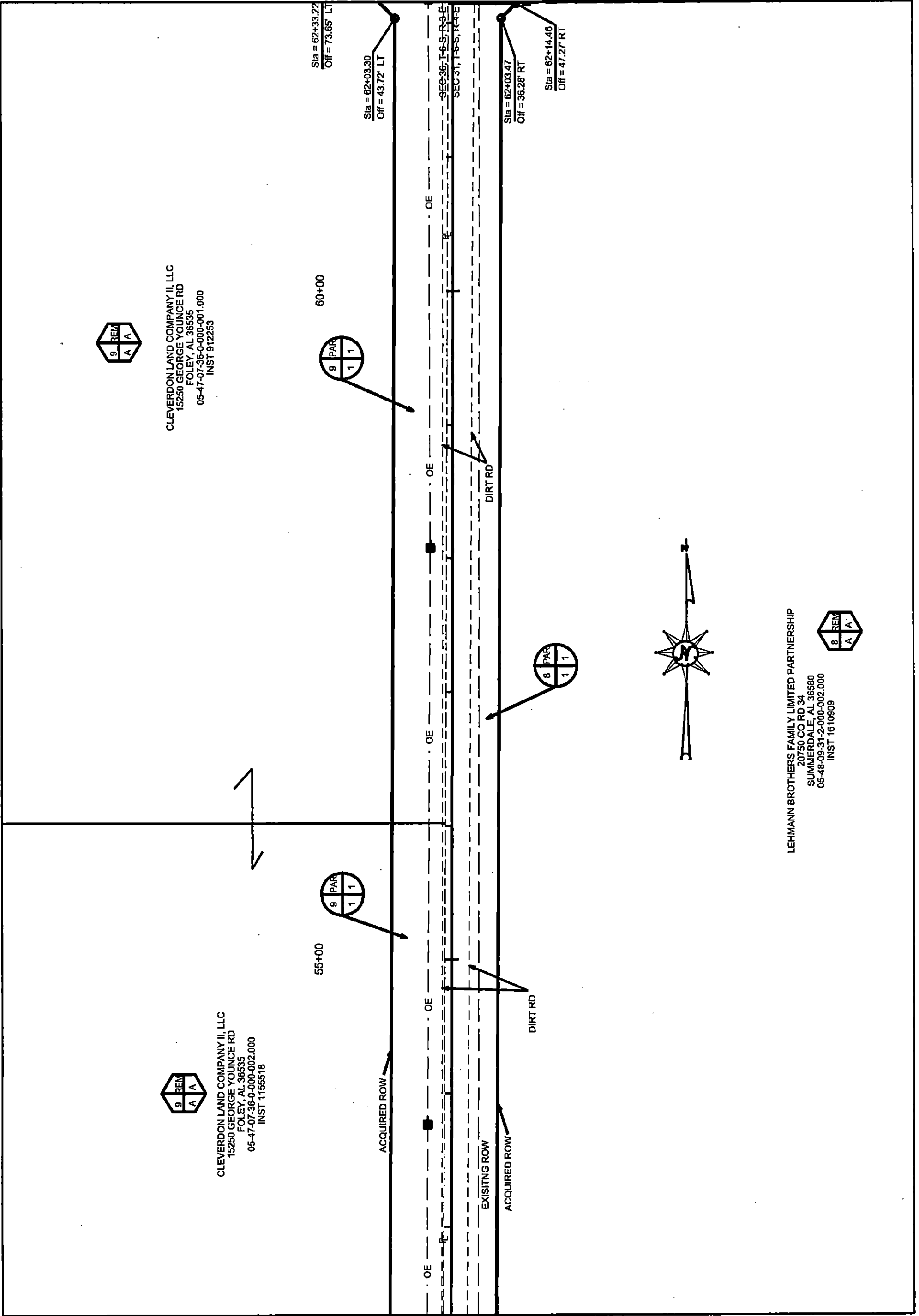


THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. <u> 9 </u>	PROJECT NO. <u> HW22020 </u>
OWNER <u> CLEVERDON LAND COMPANY II, LLC </u>	COUNTY <u> BALDWIN </u>
TOTAL ACREAGE <u> 201.329 </u>	SCALE: <u> 1"=100' </u>
R.O.W. REQUIRED <u> 3.714 </u>	DATE: <u> 07-07-2022 </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 5 </u>
REMAINDER <u> 197.615 </u>	

MATCH SHEET 3 OF 5



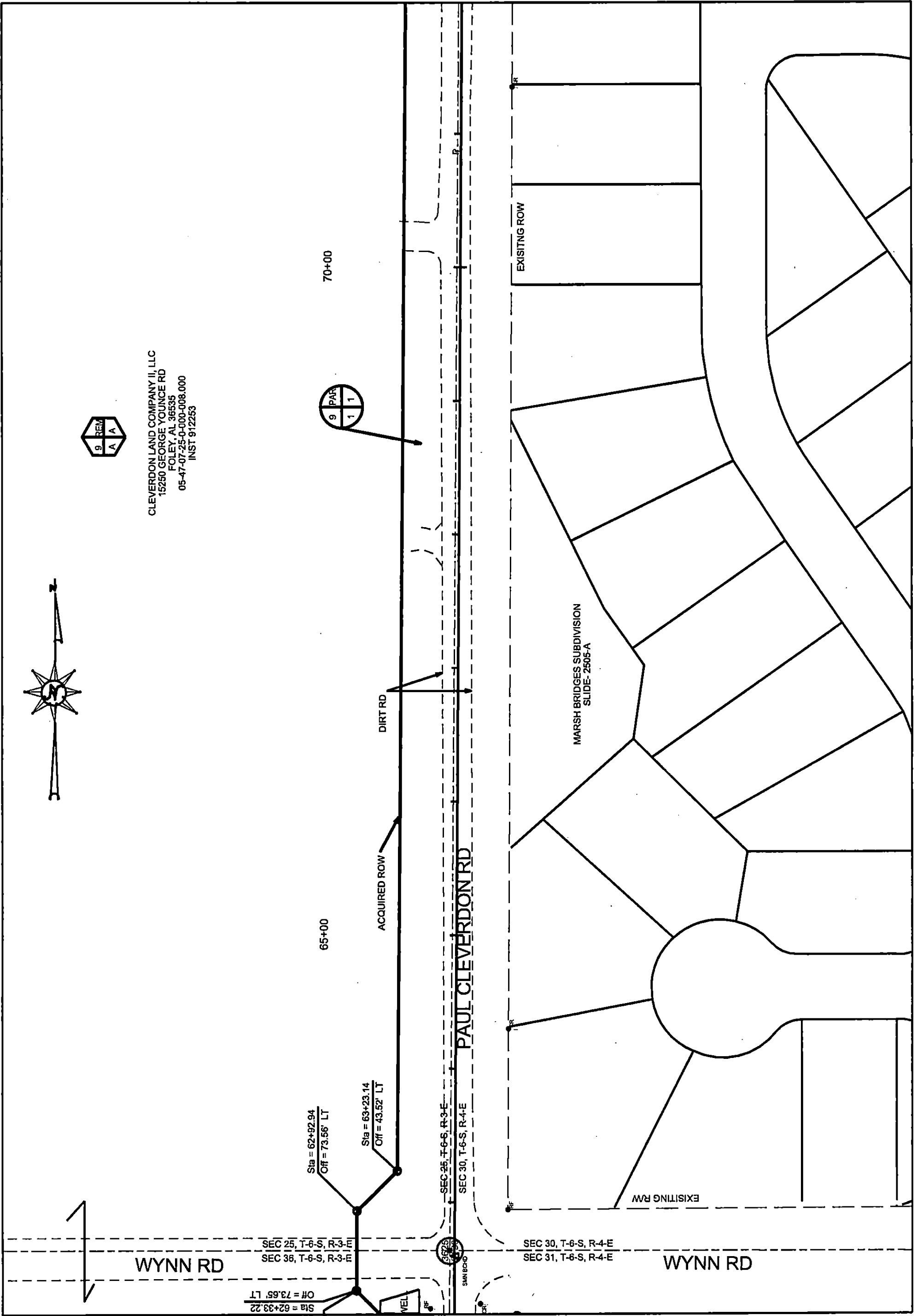
MATCH SHEET 1 OF 5

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PRESCRIPTIVE R.O.W.:	<u>N/A</u>	REVISED:	<u>N/A</u>
T.C.E. REQUIRED	<u>N/A</u>	SHEET :	<u>2 OF 5</u>
REMAINDER	<u>197.615</u>		

MATCH SHEET 4 OF 5



CLEVERDON LAND COMPANY II, LLC
 15250 GEORGE YOUNG RD
 FOLEY, AL 36535
 05-47-07-25-0-000-008.000
 INST 912253



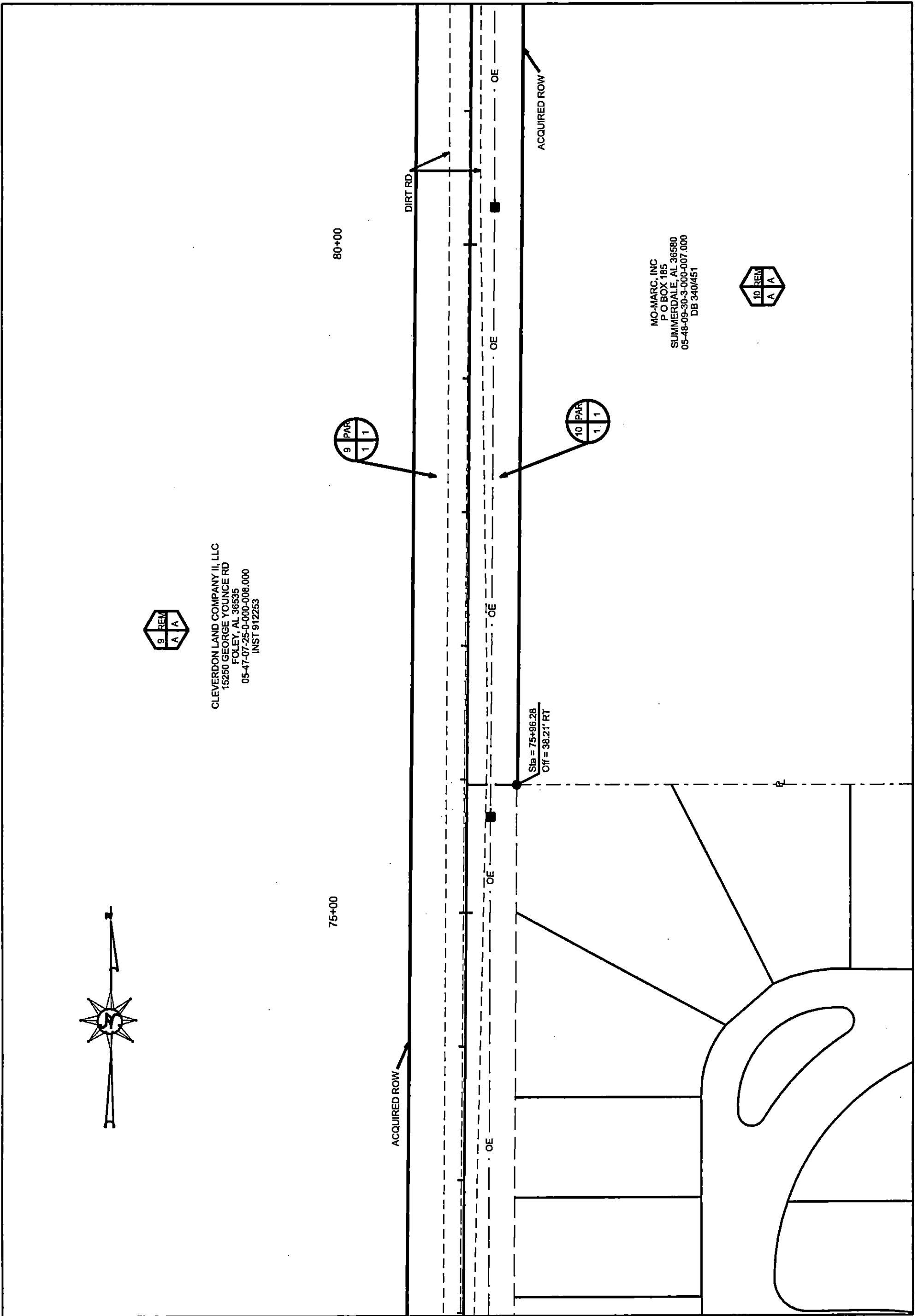
MATCH SHEET 2 OF 5

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T.C.E. REQUIRED	N/A	SHEET :	3 OF 5
REMAINDER	197.615		

MATCH SHEET 5 OF 5

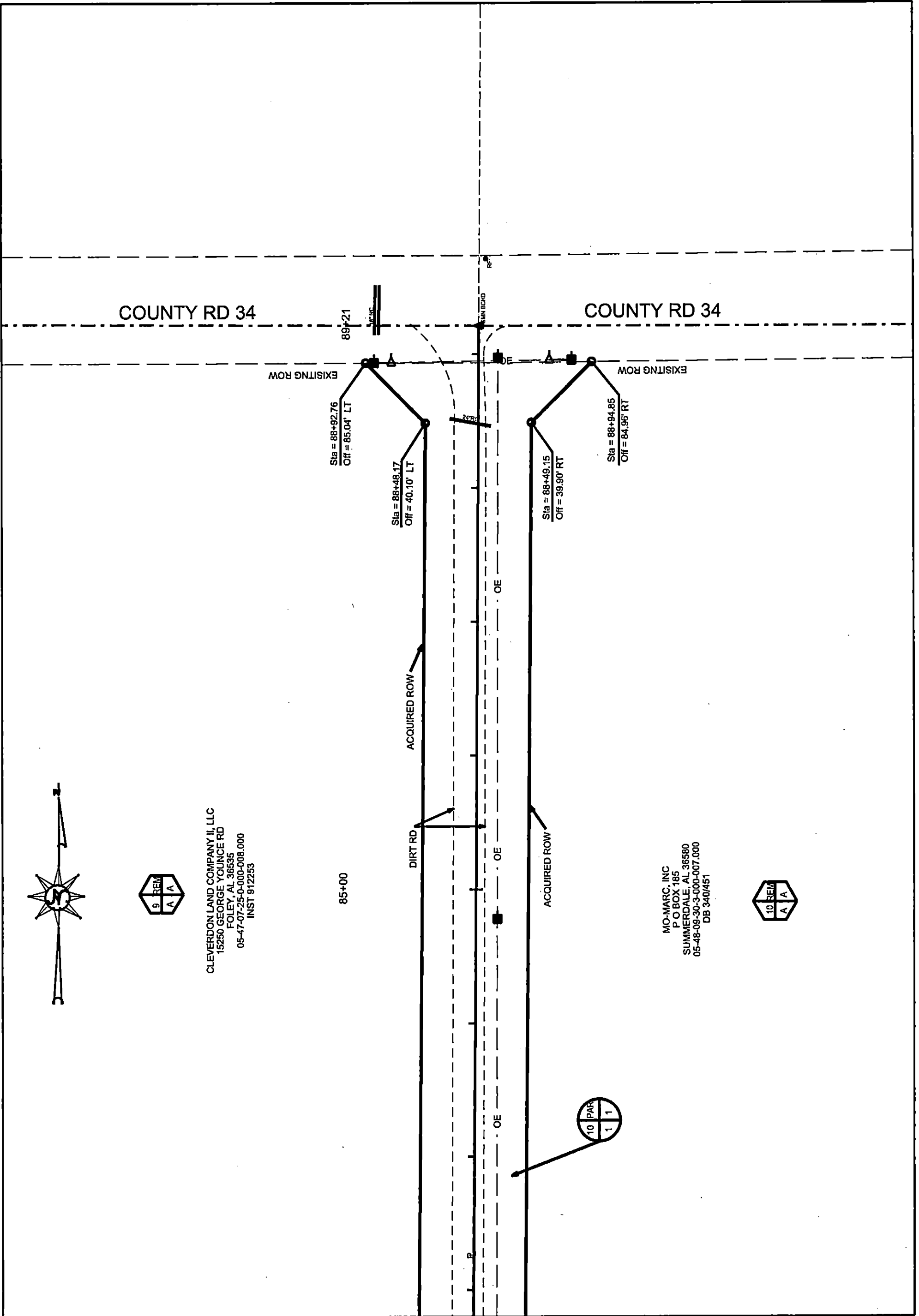


MATCH SHEET 3 OF 5

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MATCH SHEET 4 OF 5

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