

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW22014
Fox Ln
AFM from Carrier Dr S and East 2240'
05-63-02-04-0-000-018.000
05-63-02-04-0-000-034.000
Tract No. 9

ms

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), The Josephine Billups Montgomery Revocable Trust dated October 26, 2016, 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 2:

A part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 8 South, Range 6 East, identified as Tract Number 9 on the Fox Ln, Project No. HW22014 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a crimp top iron pipe found at the southeast corner of Lot 4, Hadley Oaks Subdivision as recorded on Slide 2653-B in the Office of the Baldwin County Judge of Probate, being in the Northwest Quarter of the Southwest Quarter of Regular Section 4, Township 8 South, Range 6 East, in Baldwin County, Alabama;

Thence N89°41'24"E a distance of 40.00 feet to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N00°02'01"E along the grantor's west property line a distance of 664.10 feet to the grantor's northwest property corner (said point is offset 20.47 feet left of and perpendicular to project centerline at Station 16+63.69);

Thence S89°57'59"E along the grantor's north property line a distance of 5.00 feet to a point on the acquired right-of-way line (said point is offset 25.47 feet left of and perpendicular to project centerline at Station 16+63.69);

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 3:08 PM
TOTAL \$ 0.00
9 Pages

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Thence S00°02'01"W along the acquired right-of-way line a distance of 576.75 feet to a point (said point is offset 25.01 feet left of and perpendicular to project centerline at Station 22+40.44);

Thence S45°37'48"E along the acquired right-of-way line a distance of 125.06 feet to a point on the grantor's south property line (said point is offset 20.00 feet left of and perpendicular to project centerline at Station 24+19.42);

Thence N89°56'24"W along the grantor's south property line a distance of 94.45 feet to the Point of Beginning of the property herein conveyed and containing 0.166 acres, more or less.

***The said parcel above does not constitute as part of the grantor's homestead.**

Parcel 2 of 2:

A part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 8 South, Range 6 East, identified as Tract Number 9 on the Fox Ln, Project No. HW22014 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a crimp top iron pipe found at the southeast corner of Lot 4, Hadley Oaks Subdivision as recorded on Slide 2653-B in the Office of the Baldwin County Judge of Probate, being in the Northwest Quarter of the Southwest Quarter of Regular Section 4 Township 8 South, Range 6 East, in Baldwin County, Alabama;

Thence N89°55'10"E a distance of 371.85 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N89°54'08"E along the grantor's north property line a distance 331.85 feet to the grantor's northeast property corner;

Thence S00°01'45"E along the grantor's east property line a distance of 50.00 feet to a point on the acquired right-of-way line;

Thence S89°54'08"W along the acquired right-of-way line a distance of 331.84 feet to a point on the grantor's west property line;

Thence N00°02'21"W along the grantor's west property line a distance of 50.00 feet to the Point of Beginning of the property herein conveyed and containing 0.381 acres, more or less.

GRANTEE'S ADDRESS:

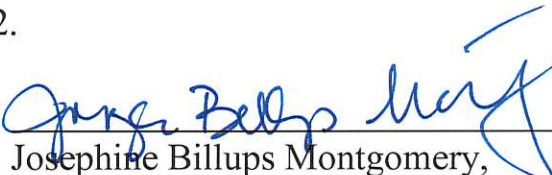
BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

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 23 day of Sept, 2022.


Josephine Billups Montgomery,
as Trustee of the Josephine Billups
Montgomery Revocable Trust dated
October 26, 2016.

ACKNOWLEDGMENT

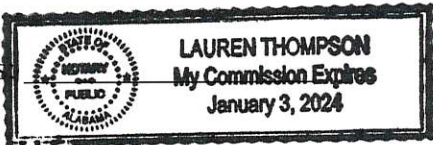
STATE OF ALABAMA)

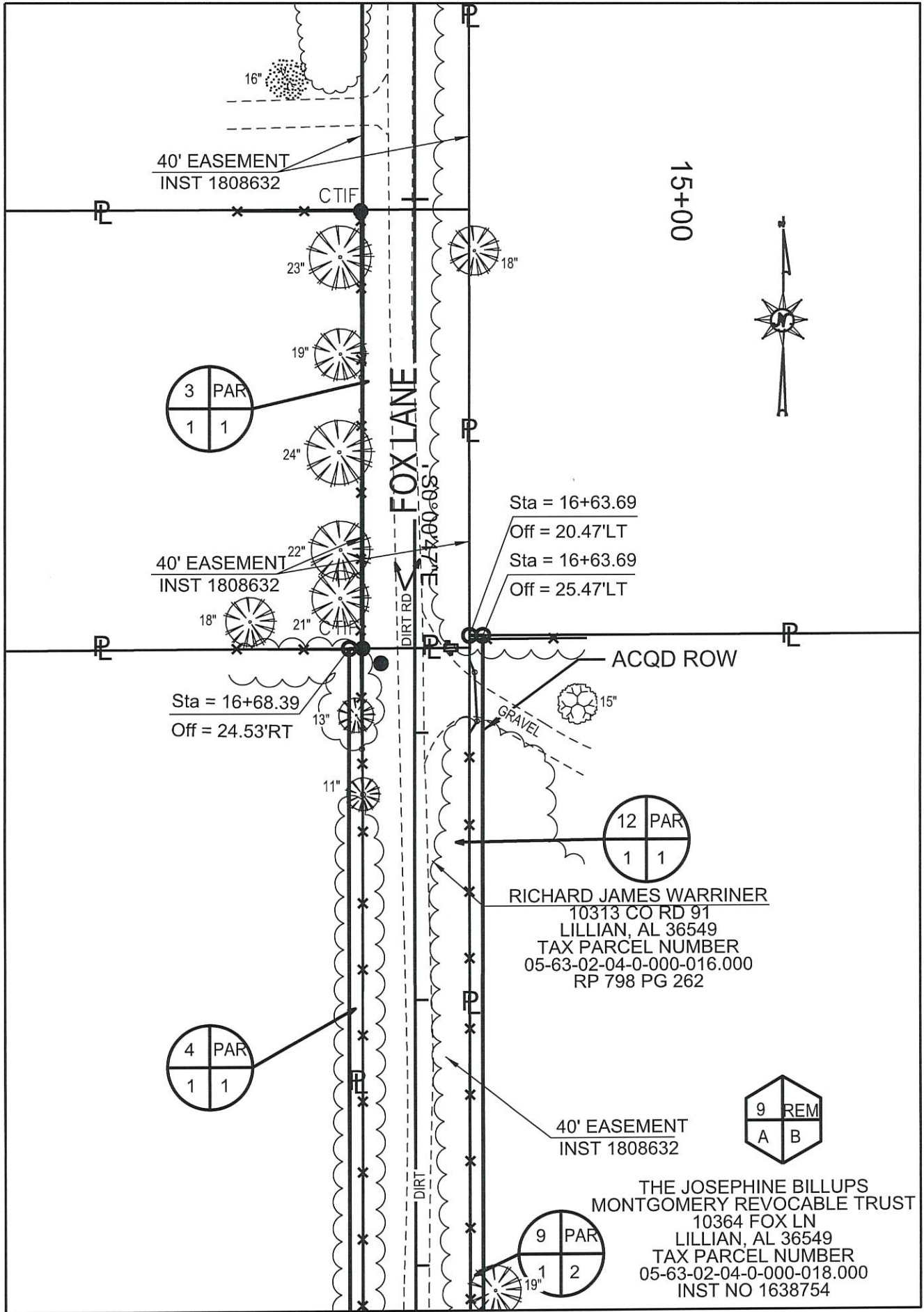
COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Josephine Billups Montgomery, as Trustee of the Josephine Billups Revocable Trust dated October 16, 2016, 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 and official seal this 23rd day of September, 2022.


NOTARY PUBLIC

Commission Expires 



MATCH SHEET 1 OF 2

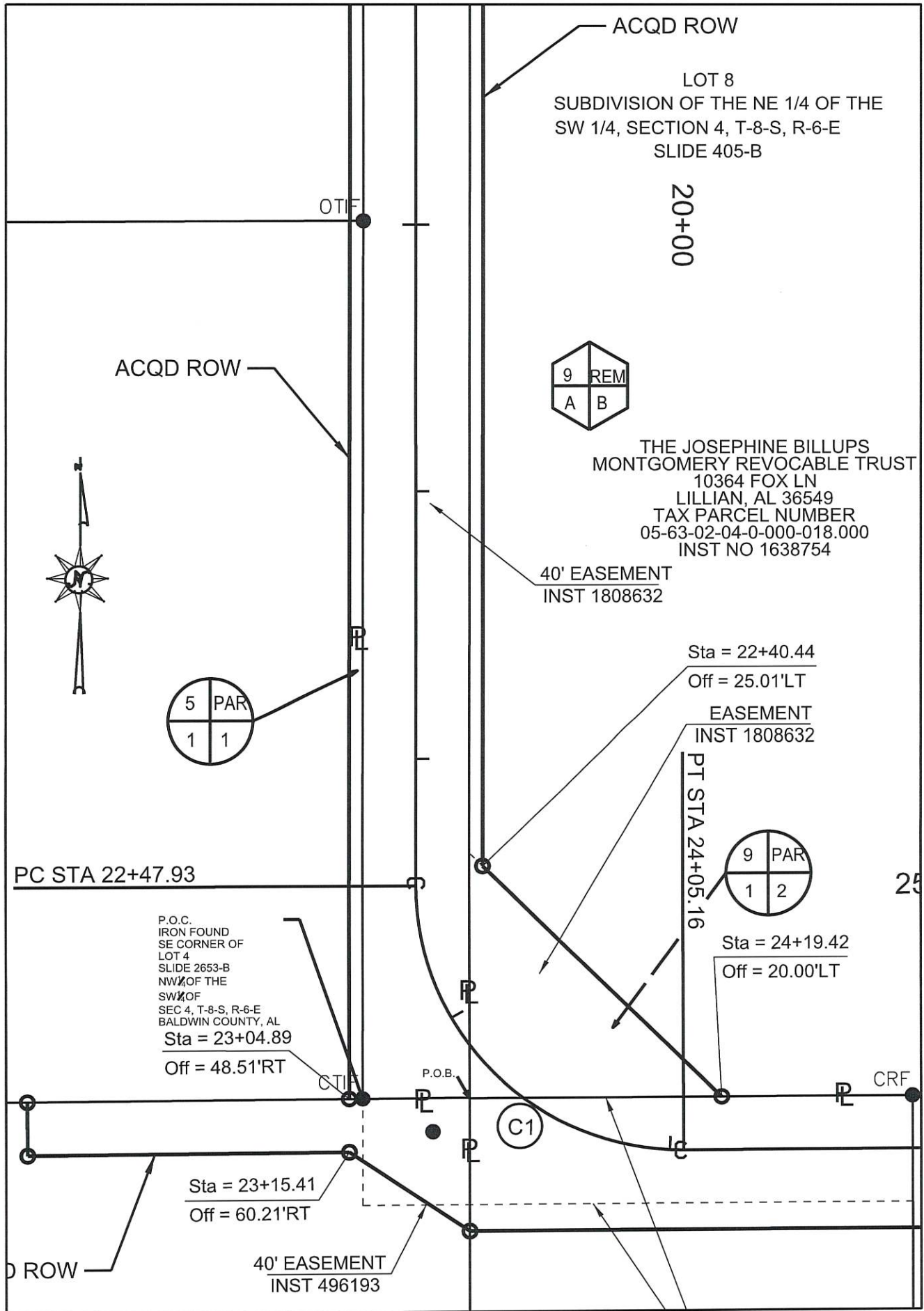
THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 9 PARCEL 1 OF 2
OWNER THE JOSEPH BILLUPS MONTGOMERY
REVOCABLE TRUST
TOTAL ACREAGE 10.133
R.O.W. REQUIRED 0.166
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 9.967

PROJECT NO. HW22014
COUNTY BALDWIN
SCALE: 1"=50'
DATE; 08-19-2022
REVISED: N/A
SHEET : 2 OF 2

MATCH SHEET 2 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 9 Parcel 1 of 2

OWNER THE JOSEPHINE BILLUPS
MONTGOMERY REVOCABLE TRUST

TOTAL ACREAGE 10.133

R.O.W. REQUIRED 0.166

PRESCRIPTIVE R.O.W. N/A

T.C.E. REQUIRED N/A

REMAINDER 9.967

PROJECT NO. HW20014

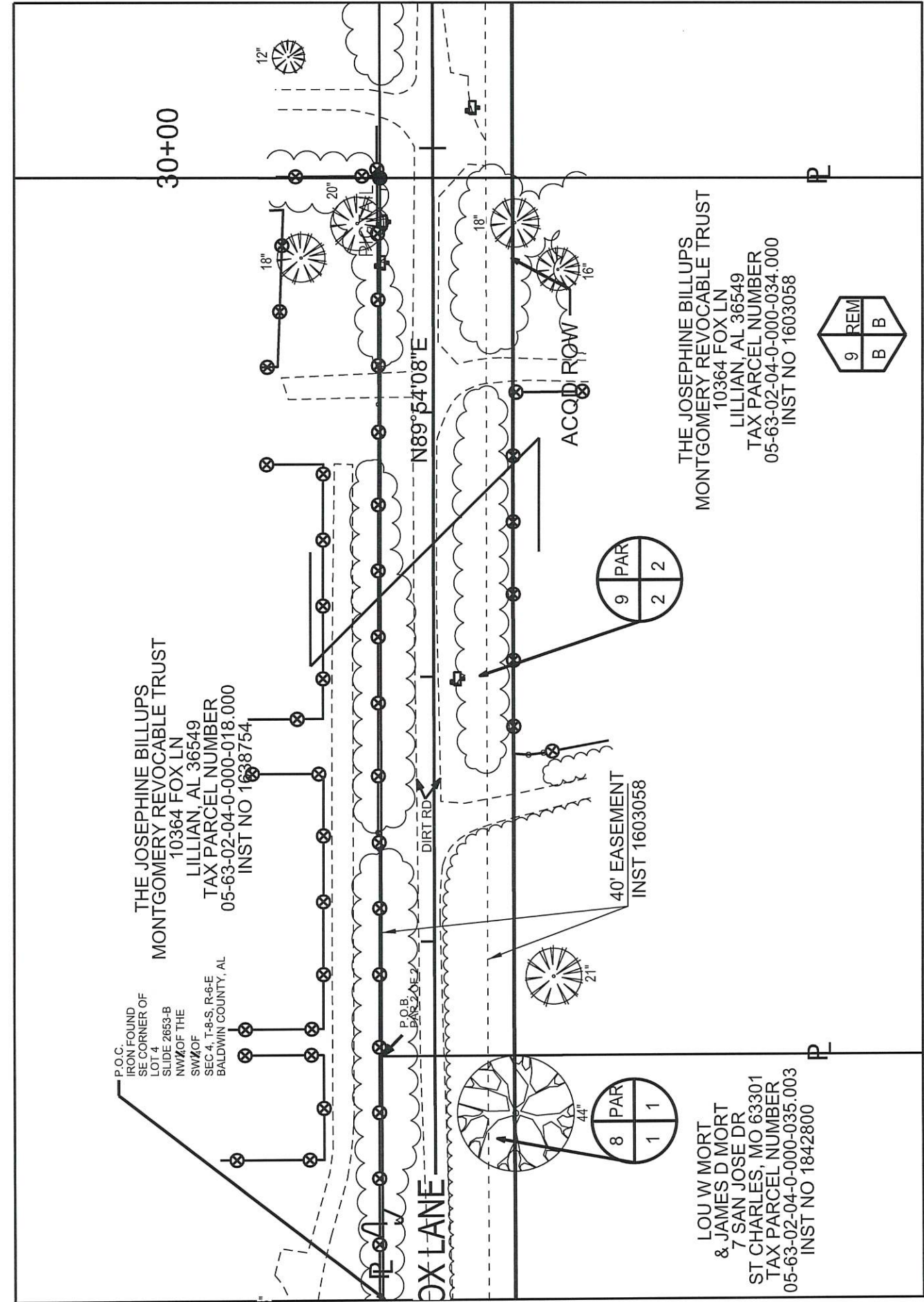
COUNTY BALDWIN

SCALE: 1"=50'

DATE: 08-16-2022

REVISED: N/A

SHEET: 1 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 9 parcel 2 of 2
OWNER THE JOSEPHINE BILLUPS
MONTGOMERY REVOCABLE TRUST
TOTAL ACREAGE 10.124
R.O.W. REQUIRED 0.381
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 9.743

PROJECT NO. HW22014
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 08-19-2022
REVISED: N/A
SHEET : 1 OF 1

ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

Fox Ln
AFM from Carrier Dr S and East 2240'
Project No. HW22014
Tract No. 9

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 23 day of Sept, 2022.


Josephine Billups Montgomery, as
Trustee of the Josephine Billups
Montgomery Revocable Trust dated
October 26, 2016.

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Josephine Billups Montgomery, as Trustee of the Josephine Bilups Montgomery Revocable Trust dated October 26, 2016 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 and official seal this 23rd day of September 2022.


NOTARY PUBLIC

My Commission Expires:



CERTIFICATION OF TRUST

STATE OF ALABAMA
COUNTY OF BALDWIN

The undersigned Settlor hereby certifies the following:

1. This Certificate of Trust relates to The Josephine Billups Montgomery Revocable Trust dated October 26, 2016
2. The name of the Settlor: Josephine Billups Montgomery
3. The name and addresses of the initial Trustee:
Josephine Billups Montgomery Hancock Bank
(Upon death, resignation, or incompetence)

Josephine Billups Montgomery

4. The Trustees are authorized by the Declaration of Trust to sell, convey, pledge, mortgage, manage, operate, control, transfer title, convert or allot trust property, including real and personal property.
5. The Declaration of Trust has not been revoked.

The undersigned hereby represent that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Declaration of Trust or amendments to it that limit the powers of the Trustees so sell, convey, pledge, mortgage, manage, operate, control, transfer title, divide, convert or allot trust property, including real and personal property.

IN WITNESS WHEREOF, the undersigned has hereunto caused these presents to be executed on this 23 day of Sept, 2022.

Josephine Billups Montgomery

Josephine Billups Montgomery

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Josephine Billups Montgomery, as Settlor and Trustee for The Josephine Billups Montgomery Revocable Trust dated October 26, 2016, 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 and official seal this 23rd day of September, 2022.

Lauren Thompson

NOTARY PUBLIC

My Commission Expires:

