

**2178288**

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 03/27/2025 09:52 AM  
TOTAL \$0.00 12 Pages



Page 1 of 5

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

STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0203616 / HW16036000

Kings Landing Road

G, D, B & Pave from Three Rivers Road  
to Kingsway Road

05-50-08-28-0-000-009.013

05-50-08-33-0-000-002.000

05-50-08-33-0-000-002.001

Tract No. 1

**CORRECTION  
FEE SIMPLE  
WARRANTY DEED**

This Correction Warranty Deed is being recorded to correct the legal description of parcel 1 of 2 of the property conveyed in that certain Warranty Deed dated November 27, 2024 and recorded as Instrument 2160235 in the Office of the Judge of Probate of Baldwin County, Alabama.

**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), Spring Fed 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:

**Parcel 1 of 2:**

**A part of the Southeast Quarter of the Southwest Quarter of Section 28, Township 6 South, Range 6 East, identified as Tract Number 1 on Kings Landing Road, Project No. 0203616 / HW16036000 in Baldwin County, Alabama and being more fully described as follows:**

GRANTEE'S ADDRESS:

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

Commencing at a concrete monument found at the southwest corner of Section 28, Township 6 South, Range 6 East, in Baldwin County, Alabama;

Thence N89°42'59"E along said Section line a distance of 1,344.81 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N00°14'17"E along the grantor's property line a distance of 33.00 feet to a point on the acquired right-of-way line;

Thence N89°42'59"E along the acquired right-of-way line a distance of 1,018.14 feet to a point;

Thence along the acquired right-of-way line and a curve to the right having an arc length of 192.01 feet, a radius of 553.00 feet and a chord bearing of S80°20'13"E, terminating said curve at a point on the grantor's property line;

Thence S89°42'59"W along the grantor's property line a distance of 1,206.62 feet to the Point of Beginning of the property herein conveyed and containing 0.866 acres, more or less.

**Parcel 2 of 2:**

**A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 6 South, Range 6 East, identified as Tract Number 1 on Kings Landing Road, Project No. 0203616 / HW16036000 in Baldwin County, Alabama and being more fully described as follows:**

Commencing at a concrete monument found at the southwest corner of Section 28, Township 6 South, Range 6 East, in Baldwin County, Alabama;

Thence N89°42'59"E along the south line of said Section a distance of 2,689.60 feet to a point on the grantor's property line;

Thence S00°35'16"E along the grantor's property line a distance of 72.77 feet to a point on the acquired right-of-way line and being the Point of Beginning of the property herein to be conveyed;

GRANTEE'S ADDRESS:

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SILVERHILL, ALABAMA 36576

Thence S50°37'07"E along the acquired right-of-way line a distance of 152.89 feet to a point;

Thence along the acquired right-of-way line and a curve to the left having an arc length of 72.13 feet, a radius of 490.00 feet and a chord bearing of S54°50'09"E, terminating said curve at a point;

Thence S59°03'10"E along the acquired right-of-way line a distance of 169.57 feet to a point;

Thence N23°48'08"E along the acquired right-of-way line a distance of 10.00 feet to a point;

Thence S59°03'12"E along the acquired right-of-way line a distance of 20.00 feet to a point;

Thence S23°48'08"W along the acquired right-of-way line a distance of 10.00 feet to a point;

Thence S59°03'10"E along the acquired right-of-way line a distance of 374.28 feet to a point;

Thence along the acquired right-of-way line and a curve to the left having an arc length of 675.15 feet, a radius of 692.00 feet and a chord bearing of S87°00'11"E, to a point;

Thence along the acquired right-of-way line and a curve to the right having an arc length of 33.67 feet, a radius of 2,532.32 feet and a chord bearing of N65°22'35"E, terminating said curve at a point on the grantor's property line;

Thence S00°07'19"W along the grantor's property line a distance of 66.03 feet to a point on the acquired right-of-way line;

Thence S65°04'00"W along the acquired right-of-way line a distance of 5.15 feet to a point;

Thence along the acquired right-of-way line and a curve to the right having an arc length of 734.22 feet, a radius of 752.00 feet and a chord bearing of N87°01'24"W, terminating said curve at a point;

Thence N59°03'10"W along the acquired right-of-way line a distance of 366.76 feet to a point;

Thence S23°48'15"W along the acquired right-of-way line a distance of 10.00 feet to a point;

Thence N59°03'12"W along the acquired right-of-way line a distance of 20.00 feet to a point;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT  
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Thence N23°48'15"E along the acquired right-of-way line a distance of 10.00 feet to a point;

Thence N59°03'10"W along the acquired right-of-way line a distance of 177.09 feet to a point;

Thence along the acquired right-of-way line and a curve to the right having an arc length of 80.96 feet, a radius of 550.00 feet and a chord bearing of N54°50'09"W, terminating said curve at a point;

Thence N50°37'07"W along the acquired right-of-way line a distance of 102.60 feet to a point on the grantor's property line;

Thence N00°35'15"W along the grantor's property line a distance of 78.29 feet to the Point of Beginning of the property herein conveyed and containing 2.065 acres, more or less.

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  
P.O. BOX 220  
SILVERHILL, ALABAMA 36576

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this  
the 13<sup>th</sup> day of MARCH, 2025.

**Spring Fed, LLC**  
**an Alabama Limited Liability Company**

By:   
Benjamin Sherrod Levin  
its Managing Member

**ACKNOWLEDGMENT FOR COMPANY**

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, Harvest Shoti Fowler, a Notary Public, in and for said County, in said State, hereby  
certify that Benjamin Sherrod Levin, whose name as Managing Member of Spring Fed, 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.

Given under my hand this 13 day of March 2025.

see attached form  
NOTARY PUBLIC

My Commission Expires:                     

GRANTEE'S ADDRESS:

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

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of HUMBOLDT

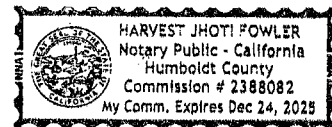
On March 13, 2025 before me, HARVEST JHOTI FOWLER  
(insert name and title of the officer)

personally appeared Benjamin Sherrod Levin,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Harvest Jhoti Fowler (Seal)



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

**Kings Landing Road  
Three Rivers Rd to Kingsway Road  
Project No. 0203616 / HW16036000  
Baldwin County, Alabama  
Tract 1**

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.

13<sup>th</sup> IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 13<sup>th</sup> day of MARCH, 2025.

**Spring Fed, LLC  
an Alabama Limited Liability Company**

By:   
Benjamin Sherrod Levin  
its Managing Member

**ACKNOWLEDGMENT FOR COMPANY**

STATE OF

COUNTY OF

I, Harvest Shoti Fowler, a Notary Public, in and for said County, in said State, hereby certify that Benjamin Sherrod Levin, whose name as Managing Member of Spring Fed, 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.

Given under my hand this 13 day of march, 2025.

see attached form  
NOTARY PUBLIC

My Commission Expires:                     

GRANTEE'S MAILING ADDRESS:

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

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of HUMBOLDT

On March 13, 2025 before me, HARVEST JHOTI FOWLER  
(insert name and title of the officer)

personally appeared Benjamin Sherrod Levin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

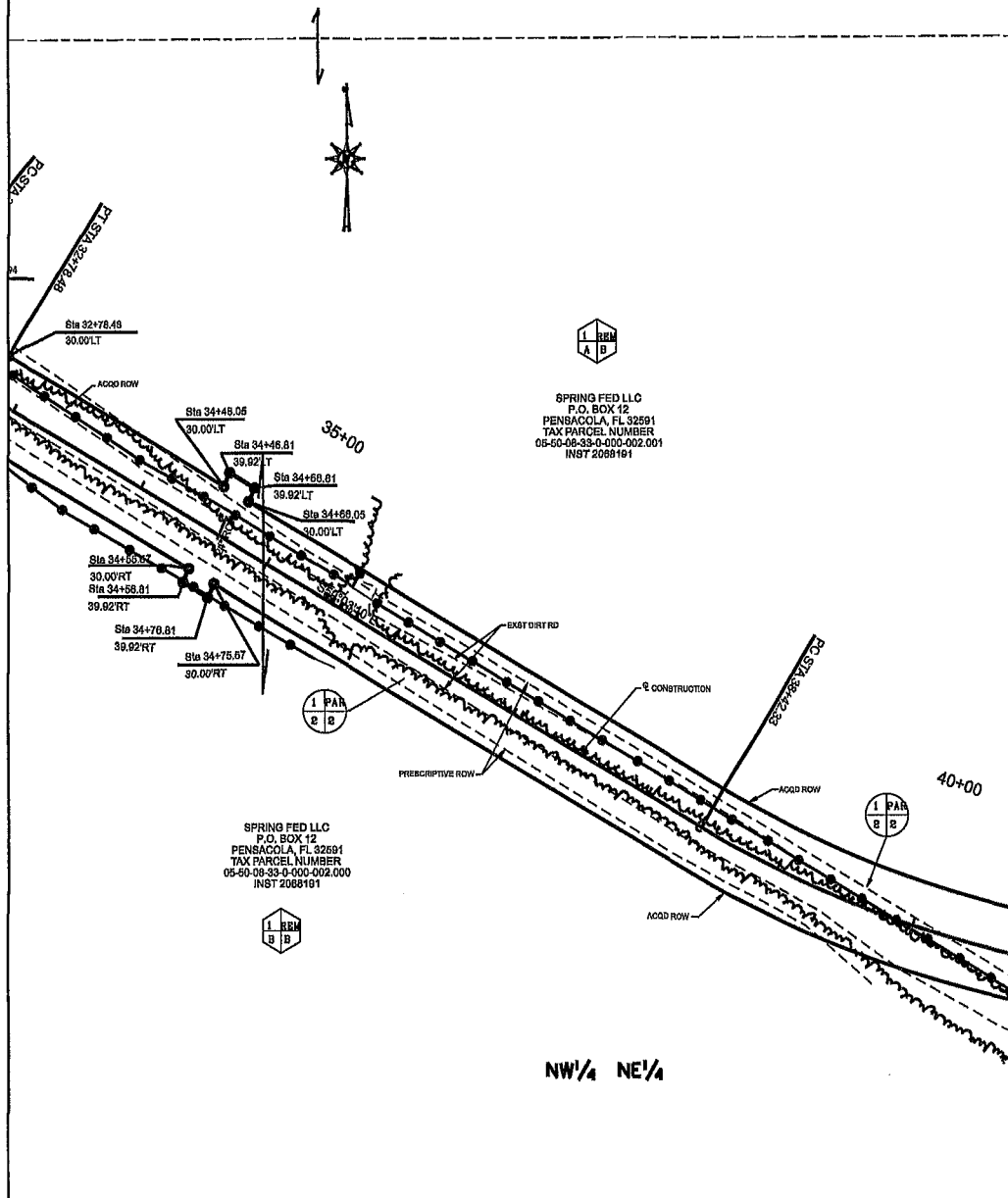


Signature Harvest Jhoti Fowler (Seal)

TRACT NO.	1	PROJECT NO.	0203616 / HW16036000
OWNER	SPRING FED LLC	COUNTY	BALDWIN
TOTAL ACREAGE	434.733	SCALE:	1"=100'
R.O.W. REQUIRED	2.931	DATE;	06-07-2019
PRESCRIPTIVE R.O.W.	2.190	REVISED:	1-24-2025
T.C.E. REQUIRED	N/A	SHEET :	1 OF 4
REMAINDER	431.802		

TRACT NO.	1	PROJECT NO.	0203616 / HW16036000
OWNER	SPRING FED LLC	COUNTY	BALDWIN
TOTAL ACREAGE	434.733	SCALE:	1"=100'
R.O.W. REQUIRED	2.931	DATE;	06-07-2019
PRESCRIPTIVE R.O.W.	2.190	REVISED:	1-24-2025
T.C.E. REQUIRED	N/A	SHEET :	2 OF 4
REMAINDER	431.802		

**MATCH SHEET 2 OF 4**



**MATCH SHEET 4 OF 4**

COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	0203616 / HW16036000
OWNER	SPRING FED LLC	COUNTY	BALDWIN
TOTAL ACREAGE	434.733	SCALE:	1"=100'
R.O.W. REQUIRED	2.931	DATE;	06-07-2019
PRESCRIPTIVE R.O.W.	2.190	REVISED:	1-24-2025
T.C.E. REQUIRED	N/A	SHEET :	3 OF 4
REMAINDER	431.802		

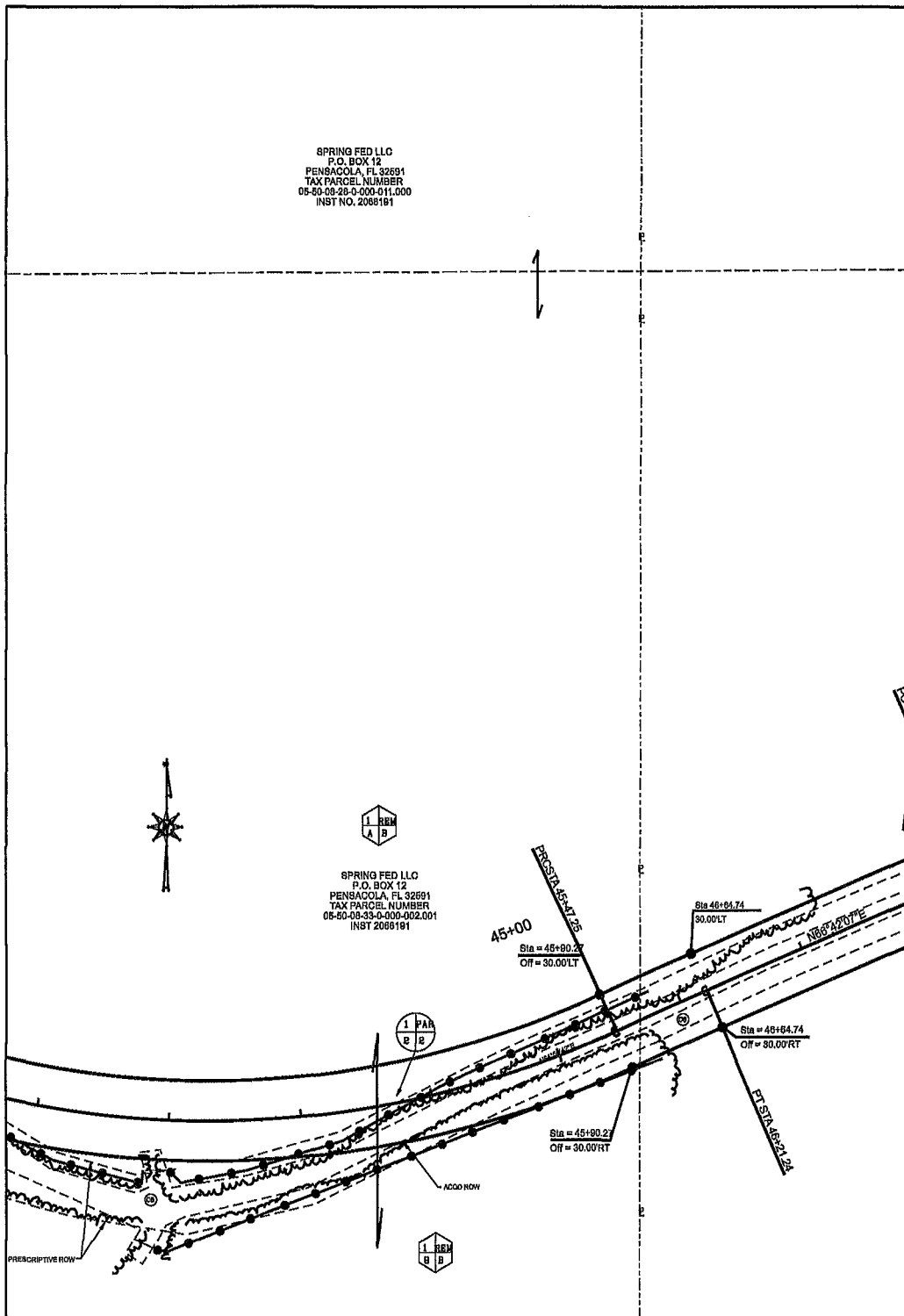
SPRING FED LLC  
P.O. BOX 12  
PENSACOLA, FL 32691  
TAX PARCEL NUMBER  
05-50-09-33-0-000-011,000  
INST NO. 2068191



SPRING FED LLC  
P.O. BOX 12  
PENSACOLA, FL 32691  
TAX PARCEL NUMBER  
05-50-09-33-0-000-002,001  
INST 2068191



MATCH SHEET 3 OF 4



THIS IS NOT A  
BOUNDARY SURVEY

## COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	0203616 / HW16036
OWNER	SPRING FED LLC	COUNTY	BALDWIN
TOTAL ACREAGE	434.733	SCALE:	1"=100'
R.O.W. REQUIRED	2.931	DATE;	06-07-2019
PRESCRIPTIVE R.O.W.	2.190	REVISED:	1-24-2025
T.C.E. REQUIRED	N/A	SHEET :	4 OF 4
REMAINDER	431.802		