

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

STATE OF ALABAMA     )  
COUNTY OF BALDWIN    )

Project No. HW21177  
Drainage Improvements  
Boros Road at Cheryl Ln  
05-53-01-11-0-000-009.002  
Tract No. 6

**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), **Joseph Martin Guthrie and F.P. Guthrie, as Trustees or their Successors in trust under The Guthrie Living Trust dated January 8, 2014,** conveying property not part of his homestead, 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 1:**

**A part of the Northeast Quarter the Southeast Quarter of Section 11, Township 7 South, Range 5 East, identified as Tract Number 6 on the on Boros Rd, Project No. HW21177 in Baldwin County, Alabama and being more fully described as follows:**

Commencing at a ½ inch rebar found at the southeast corner of the Southeast Quarter of Section 11, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence N00°04'46"E along the east line of said Section a distance of 1,328.50 feet to a point;

Thence N90°00'00"W leaving said Section line a distance of 15.00 feet to a point on the existing right-of-way line, and being the Point of Beginning of the property herein to be conveyed;

Thence S89°56'50"W leaving the existing right-of-way line a distance of 15.00 feet to a point on the acquired right-of-way line (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 76+58.59);

Thence N00°04'46"E along the acquired right-of-way line a distance of 300.05 feet to a point on the grantor's north property line (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 79+58.64);

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. 10/27/2022 8:45 AM  
TOTAL \$ 0.00  
5 Pages

2030930



Thence N89°56'31"E along the grantors north property line a distance of 30.00 feet to the grantor's northeast property corner;

Thence S00°04'46"W along the grantor's east property line a distance of 150.06 feet to a point;

Thence S89°57'48"W along the grantor's property line a distance of 15.00 feet to a point on the existing right-of-way line;

Thence S00°04'46"W along the existing right-of-way line a distance of 150.00 feet to the Point of Beginning of the property herein conveyed and containing 0.155 acres, more or less.

**TO HAVE AND TO HOLD**, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

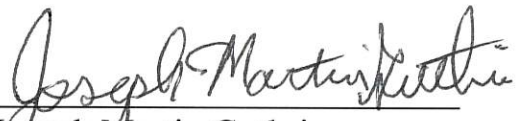
**AND FOR THE CONSIDERATION AFORESAID, I** (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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.

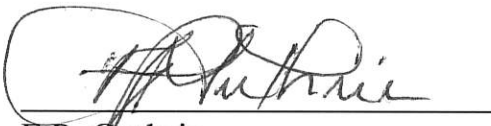
**THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

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 25<sup>th</sup> day of OCTOBER, 2022.

  
\_\_\_\_\_  
Joseph Martin Guthrie  
as Trustee

  
\_\_\_\_\_  
F.P. Guthrie  
As Trustee

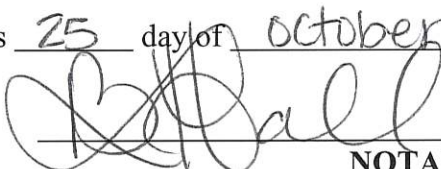
**ACKNOWLEDGMENT**

STATE OF ALABAMA     )

COUNTY OF BALDWIN    )

I, Blakeley L. Hall, a Notary Public, in and for said County in said State, hereby  
certify that Joseph Martin Guthrie and F.P. Guthrie, as Trustees or Successors in trust under The  
Guthrie Living Trust dated January 8, 2014, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of October, 2022.

  
\_\_\_\_\_  
**NOTARY PUBLIC**

Commission Expires: \_\_\_\_\_ My Commission Expires:  
August 21, 2024

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

BOROS RD  
DRAINAGE IMPROVEMENTS AT CHERYL LN  
PROJECT NO. HW21177  
BALDWIN COUNTY, ALABAMA  
TRACT 6

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 25<sup>th</sup> day of OCTOBER, 2022.

  
Joseph Martin Guthrie  
As Trustee

  
F.P. Guthrie  
As Trustee

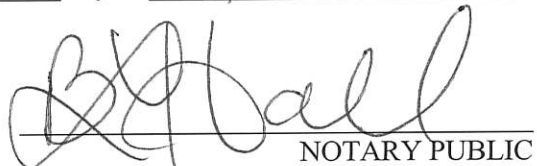
ACKNOWLEDGMENT

STATE OF ALABAMA    )

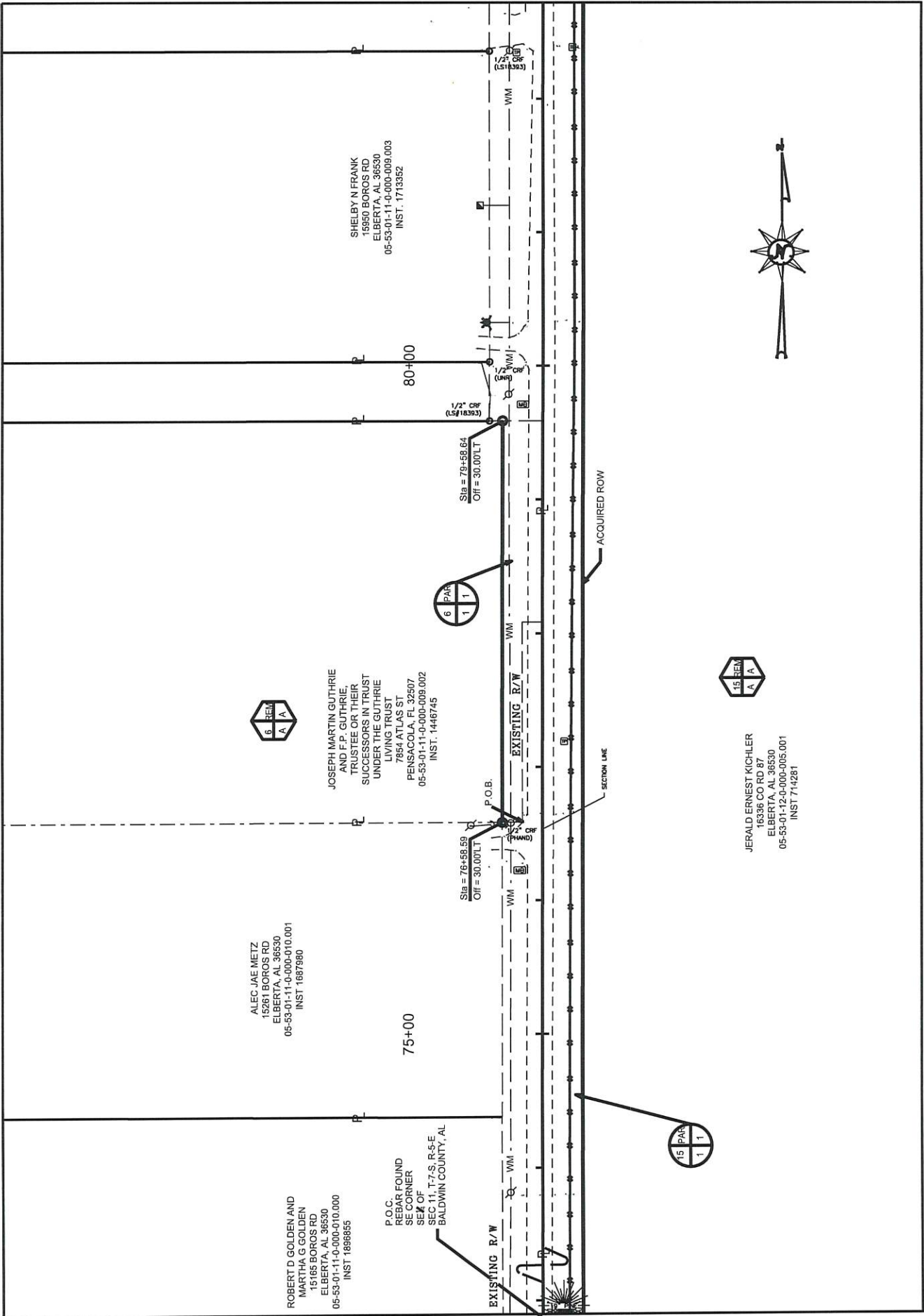
COUNTY OF BALDWIN    )

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby certify that Joseph Martin Guthrie and F.P. Guthrie, as Trustees or Successors in trust under The Guthrie Living Trust dated January 8, 2014, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of october, 2022.

  
NOTARY PUBLIC

My Commission Expires August 21, 2024



THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 6  
OWNER GUTHRIE LIVING TRUST  
TOTAL ACREAGE 3.114  
R.O.W. REQUIRED 0.155  
PRESCRIPTIVE R.O.W. N/A  
T.C.E. REQUIRED N/A  
REMAINDER 2.959

PROJECT NO. HW21177  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 08-23-2022  
REVISED: N/A  
SHEET : 1 OF 1