

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

TRIANGULAR TRACT



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Baldwin County, Alabama**, by and through the Baldwin County Commission, a political subdivision of the State of Alabama, hereinafter referred to as the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration this day paid to Grantor by the **Ronald E. Bellars and Bertie Bellars**, husband and wife, hereinafter referred to as Grantees, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does hereby REMISE , RELEASE, QUITCLAIM AND CONVEY unto the Grantees, all of Grantor's right, title, interest and claim in and to the following described real property, subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in Baldwin County, Alabama, to wit:

Beginning at the intersection of Rosalia Avenue and 7th Avenue run 260.0 feet S 84°-30'W to the SE right-of-way line of Project C-0214, thence run 50.7 feet N 53°45'E to the point of beginning, thence run 115.0 feet N 53°-45'E along the Southeast right-of-way line of said Project C-0214, thence run 60.0 feet S 5°30'E, thence run 92.0 feet S 84°-30'W to the point of beginning.

Said parcel of land being in triangular shape lying in between 7th Avenue and Rosalia Avenue and Project C-0214, in the SE 1/4 of the NW 1/4 of Section 26, Tn-7-S, Rn-6-E, of Baldwin County and containing 0.063 acres more or less.

GRANTOR'S ADDRESS:
BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

GRANTEE'S ADDRESS:
RONALD E. BELLARS AND BERTIE BELLARS
33261 N. PICKENS AVENUE
LILLIAN, ALABAMA 36549

Property being conveyed is described in Warranty Deed dated September 30, 1954 and filed for record October 4, 1954 in Deed Book 213, page 519.

Subject to any reservations, restrictions, exceptions, and encumbrances of record.

TO HAVE AND TO HOLD unto the said Grantee, or its successors and assigns for FOREVER.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by its duly authorized representative on this the ____ day of _____, 2024.

GRANTOR

BALDWIN COUNTY, ALABAMA,
by and through the Baldwin County Commission,
a political subdivision of the State of Alabama

By: _____
Billie Jo Underwood
Chairman of Baldwin County Commission

Attest

By: _____
Roger H. Rendleman
County Administrator

STATE OF ALABAMA

COUNTY OF BALDWIN

I, _____, a Notary Public, in and for said County in said State, hereby certify that Billie Jo Underwood, whose name as Chairman of the County Commission of BALDWIN COUNTY, ALABAMA, a political subdivision of the State of Alabama, and Roger H. Rendleman, whose name as County Administrator, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said political subdivision .

Given under my hand and seal this _____ day of _____, 2024.

Notary Public, Baldwin County, Alabama
My Commission Expires: _____

Bellars Property in Lillian



County Rd 99

KAISER, IRENE H (1)

To County

To County

7th St

BELLARS, RONALD E ETAL BELLARS, BERTIE
33261 N PICKENS AVE
LILLIAN, AL 36549
05-52-07-26-0-002-001.001
1920901
0.26 acres

Fence

To Bellars

Structure

Structure

Structure

Dumpster

To Bellars

To Bradland LLC

Rosalia Av

Legend

- Bellars to Deed Corner Clip to County
- Deed form Bellars to County
- Deed from County to Bellars
- Potential Vacation

BRADLAND LLC
P.O. BOX 1274
FAIRHOPE, AL 36533
05-52-07-26-0-002-058.000
1610357
3.48 acres