

337580

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

D.M.L.

STATE OF ALABAMA )  
COUNTY OF BALDWIN )

Project No. 0204216  
George Younce Road  
G, D, B & Pave from CR 24 to EOM  
05-55-06-13-0-000-010.000  
Tract No. 10

**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), Jason Charnock and Nicole Charnock, husband & wife, 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 Southeast Quarter of the Southwest Quarter of Section 13, Township 7 South, Range 3 East, identified as Tract Number 10 on George Younce Road, Project No. 0204216 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the purported southeast corner of the Southeast Quarter of the Southwest Quarter of Section 13, Township 7 South, Range 3 East in Baldwin County, Alabama;

Thence run northerly along said quarter line a distance of 1061 feet, more or less, to a point;

Thence run westerly a distance of 25 feet, more or less, to the grantor's southeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run westerly along the grantor's south property line a distance of 13 feet, more or less, to a point on the acquired R/W line;

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

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 4/ 2/2018 2:29 PM  
TOTAL \$ 0.00  
7 Pages

1687904



Thence run northerly and parallel to project centerline along a curve to the right having a radius of 1090.00 and along the acquired R/W line a distance of 8 feet, more or less, to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 25+98.72);

Thence run northerly along the acquired R/W line a distance of 199 feet, more or less, to a point on the grantor's north property line;

Thence run easterly along the grantor's north property line a distance of 13 feet, more or less, to an iron pin found, being the grantor's northeast property corner;

Thence run southerly along the grantor's east property line a distance of 207 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.063 acres, more or less. **\*(0.001 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.062 acres is being acquired from the Grantor.)**

And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein 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.

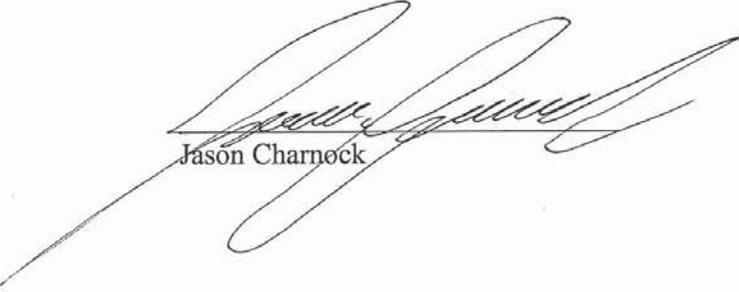
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 advalorem 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 29<sup>th</sup> day of March, 2018.



Jason Charnock

  
Nicole Charnock

GRANTEE'S ADDRESS:

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

**ACKNOWLEDGMENT**

STATE OF ALABAMA     )

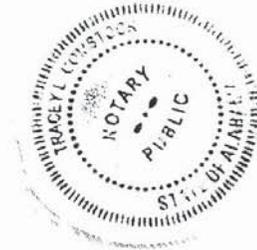
COUNTY OF BALDWIN    )

I, Tracey L. Comstock, a Notary Public, in and for said County in said State, hereby certify that Jason Charnock and Nicole Charnock, whose name(s) 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 29<sup>th</sup> day of March, 2018.

*Tracey L. Comstock*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: November 3, 2020



**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF ALABAMA

COUNTY OF BALDWIN

I, \_\_\_\_\_, a \_\_\_\_\_ in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name as \_\_\_\_\_ of the \_\_\_\_\_ Company, a corporation, 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2018.

\_\_\_\_\_  
Official Title \_\_\_\_\_

GRANTEE'S ADDRESS:

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

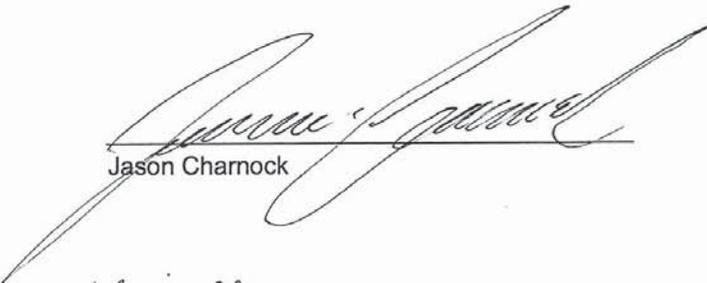
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION  
AND RIGHT-OF-ENTRY

GEORGE YOUNCE ROAD  
COUNTY ROAD 24 TO EOM  
PROJECT NO. 0204216  
BALDWIN COUNTY  
TRACT 10

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 29<sup>th</sup> day of March, 2018.



Jason Charnock



Nicole Charnock

GRANTEE'S MAILING ADDRESS:

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

**ACKNOWLEDGMENT**

STATE OF ALABAMA )

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Given under my hand and official seal this 29<sup>th</sup> day of March, 2018.

Tracey L. Comstock  
NOTARY PUBLIC

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

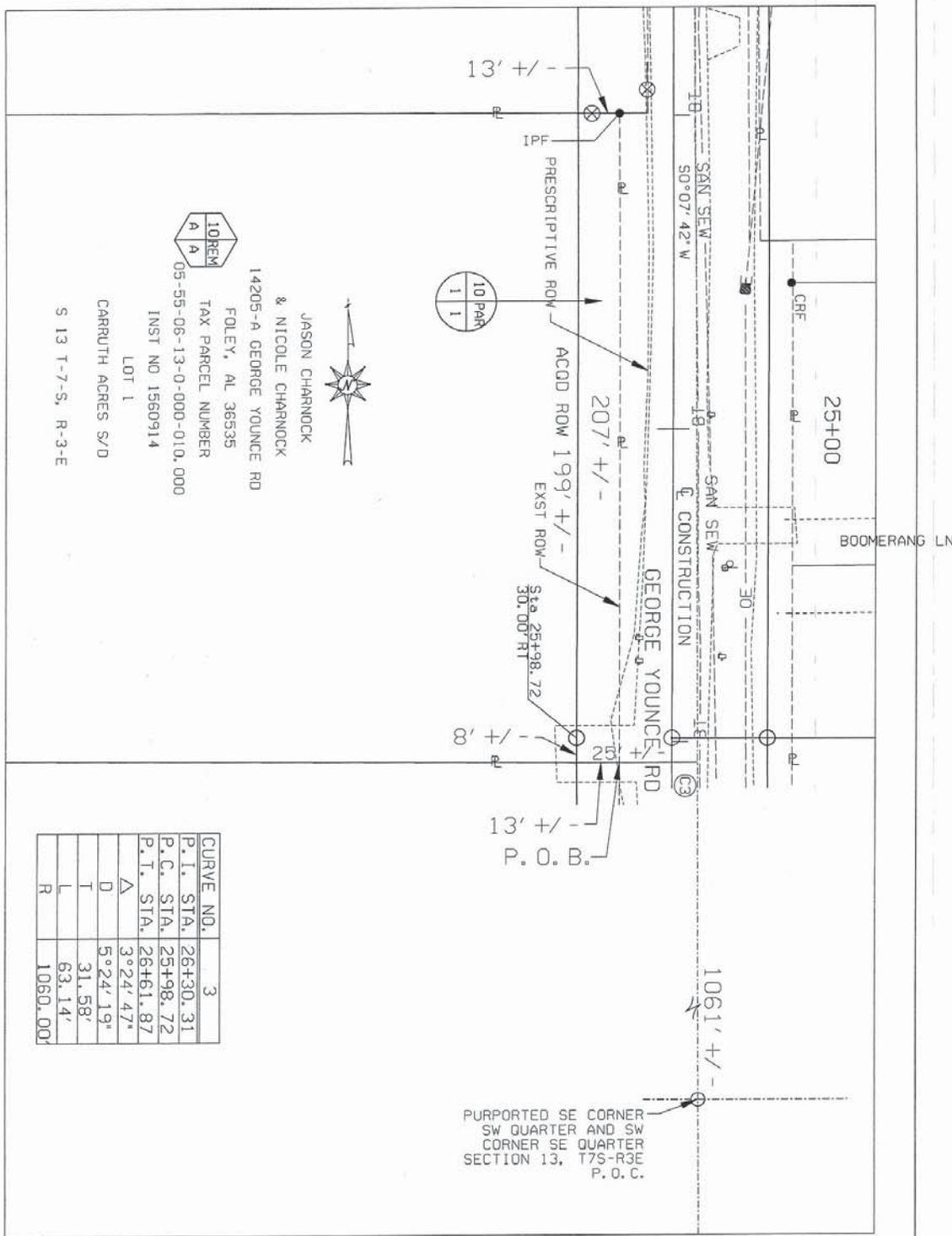
COUNTY OF \_\_\_\_\_ )

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Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2018.

\_\_\_\_\_  
Official Title \_\_\_\_\_

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



JASON CHARNOCK  
 & NICOLE CHARNOCK  
 14205-A GEORGE YOUNCE RD  
 FOLEY, AL 36535  
 TAX PARCEL NUMBER  
 05-55-06-13-0-000-010,000  
 INST NO 1560914  
 LOT 1  
 CARRUTH ACRES S/D  
 S 13 T-7-S, R-3-E

CURVE NO.	3
P. I. STA.	26+30.31
P. C. STA.	25+98.72
P. T. STA.	26+61.87
Δ	3°24'47"
D	5°24'19"
T	31.58'
L	63.14'
R	1060.00'

THIS IS NOT A BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 10 PROJECT NO. 0204216  
 OWNER JASON & NICOLE CHARNOCK COUNTY BALDWIN  
 TOTAL ACREAGE 13.499 SCALE: 1" = 40'  
 R. O. W. REQUIRED 0.062 DATE: 05-25-2017  
 PRESCRIPTIVE R. O. W. 0.001 REVISED: N/A  
 T. C. E. REQUIRED N/A SHEET: 1 OF 1  
 REMAINDER 13.436