

2104027

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



STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. HW23067
Drainage Improvements
Greeno Rd from US
HWY 98 0.4 miles south
05-56-04-20-0-000-016.004
Tract No. 1 LT

**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), **Lewis R. Ivers**, a *Single* man, 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 Southeast Quarter of the Southeast Quarter of Section 20, Township 7 South, Range 2 East, identified as Tract Number 1 on the Greeno Road, Project No. HW23067 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a 1/2 inch capped rebar found at the southeast corner of the Southeast Quarter of Section 20, Township 7 South, Range 2 East, in Baldwin County, Alabama;

Thence N00°20'08"E along the east line of said Section a distance of 1344.28 feet to a point;

Thence S90°00'00"W leaving the east line of said Section a distance of 40.00 feet to the grantor's southeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N89°16'39"W along the grantor's south property line a distance of 7.00 feet to a point on the acquired R/W line;

Thence N00°20'08"E along the acquired R/W line a distance of 150.00 feet to a point;

Thence S89°39'52"E along the acquired R/W line a distance of 7.00 feet to a point on the grantor's east property line;

GRANTEE'S ADDRESS:

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

Thence S00°20'08"W along the grantor's east property line a distance of 150.05 feet the Point of Beginning of the property herein conveyed and containing 0.024 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 18 day of ~~2024~~ JANUARY, 2024.

Lewis R. Ivers
Lewis R. Ivers

ACKNOWLEDGMENT

STATE OF ALABAMA)

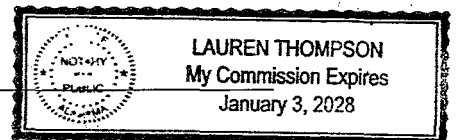
COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Lewis R. Ivers, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January, 2024.

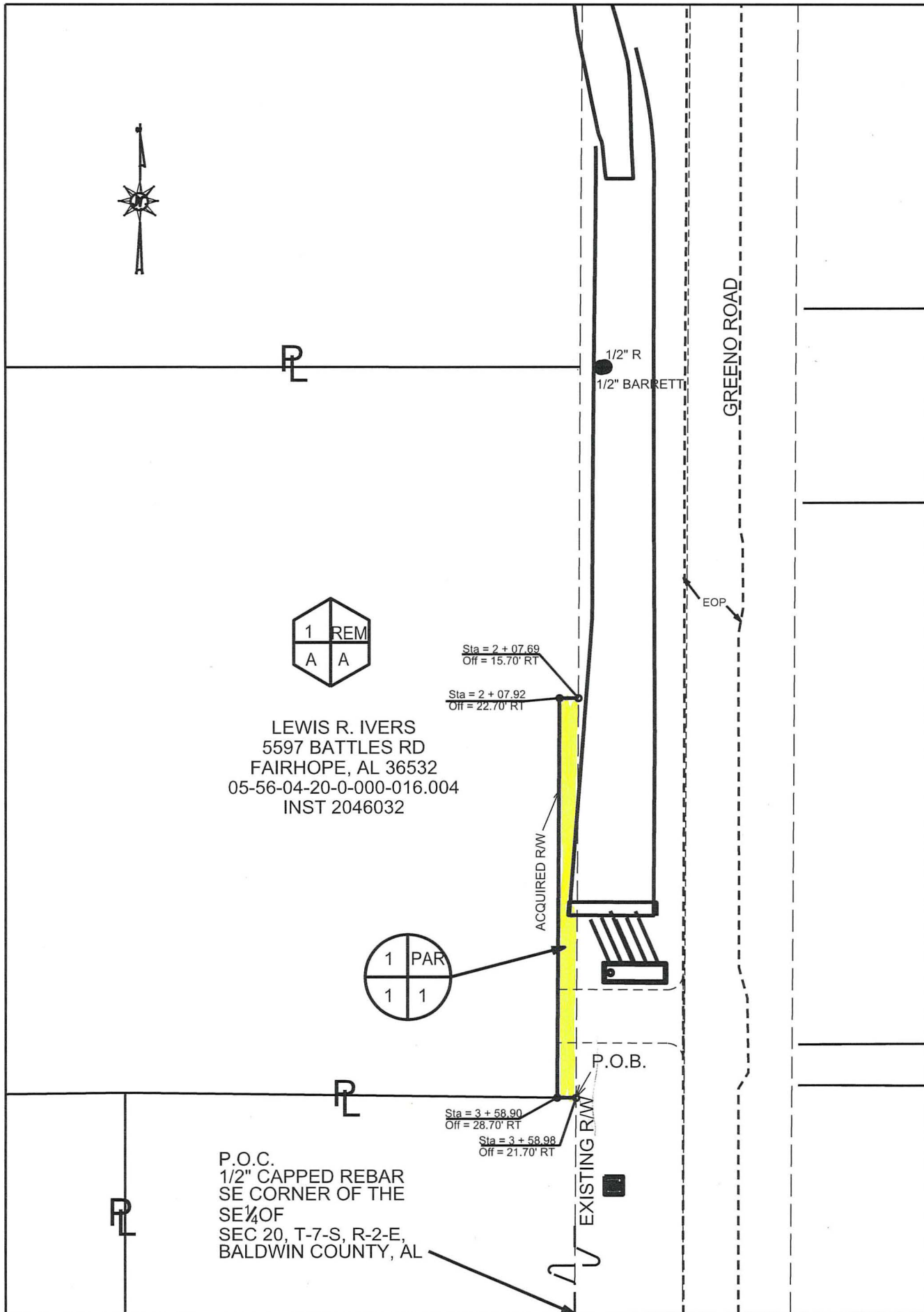
Lauren Thompson
NOTARY PUBLIC

Commission Expires: _____



GRANTEE'S ADDRESS:

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



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

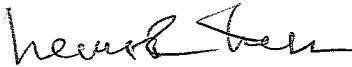
TRACT NO. <u> 1 </u>	PROJECT NO. <u> HW23067 </u>
OWNER <u> LEWIS R. IVERS </u>	COUNTY <u> BALDWIN </u>
TOTAL ACREAGE <u> 8.122 </u>	SCALE <u> 1"=50' </u>
R.O.W. REQUIRED <u> 0.024 </u>	DATE; <u> 12-5-2023 </u>
PRESCRIPTIVE R.O.W. <u> N/A </u>	REVISED: <u> N/A </u>
T.C.E. REQUIRED <u> N/A </u>	SHEET : <u> 1 OF 1 </u>
REMAINDER <u> 8.098 </u>	

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

**Greeno Rd Drainage Improvements
from US Hwy 98 south 0.4 miles
Project No. HW23067
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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 18 day of January, 2024.



Lewis R. Ivers

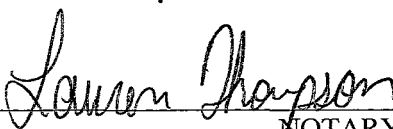
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NOTARY PUBLIC

My Commission Expires

