

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

STATE OF ALABAMA     )  
  
COUNTY OF BALDWIN    )

Project No. HW08378  
Woerner Road  
G, D, B & Pave from County Road 83  
to County Road 87  
05-53-03-08-0-000-008.011  
Tract No. 3 *LT*

**2138793**  
BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 07/31/2024 02:04 PM  
TOTAL \$0.00 4 Pages



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), Sean Douglas Wimpee, 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 Southwest Quarter of the Southwest Quarter of Section 8, Township 7 South, Range 5 East, identified as Tract Number 3 on Woerner Rd, Project No. HW08378 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a set aluminum capped rebar at the southwest corner or the Southwest Quarter of Section 8, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence N89°06'06"E along the south line of said Section a distance of 767.86 feet to a point;

Thence N00°00'00"E leaving the south line of said Section a distance of 20.64 feet to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N00°07'57"E along the grantor's west property line a distance of 9.37 feet to a point on the acquired right-of-way line;

Thence N89°06'06"E along the acquired right-of-way line a distance of 100.99 feet to a point on the grantor's east property line;

Thence S00°08'46"W along the grantor's east property line a distance of 9.39 feet to the grantor's southeast property corner;

Thence S89°06'49"W along the grantor's south property line a distance of 100.98 feet to the Point of Beginning of the property herein conveyed and containing 0.022 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 31<sup>th</sup> day of July, 2024.

  
Sean Douglas Wimpee

**ACKNOWLEDGMENT**

STATE OF ALABAMA     )

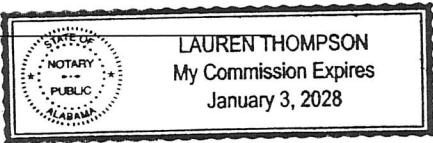
COUNTY OF BALDWIN    )

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Sean Douglas Wimpee, 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 31<sup>th</sup> day of July, 2024.

  
NOTARY PUBLIC

Commission Expires: \_\_\_\_\_



GRANTEE'S ADDRESS:

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

ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS  
TO APPRAISAL AND JUST COMPENSATION  
AND RIGHT-OF-ENTRY

Woerner Rd  
G, D, B, & Pave from CR 83 to CR 87  
Project No. HW08378  
Tract No. 3

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 31<sup>st</sup> day of July, 2024.

Sean Douglas Wimpee  
Sean Douglas Wimpee

ACKNOWLEDGMENT

STATE OF ALABAMA )

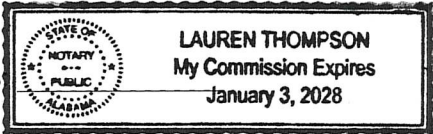
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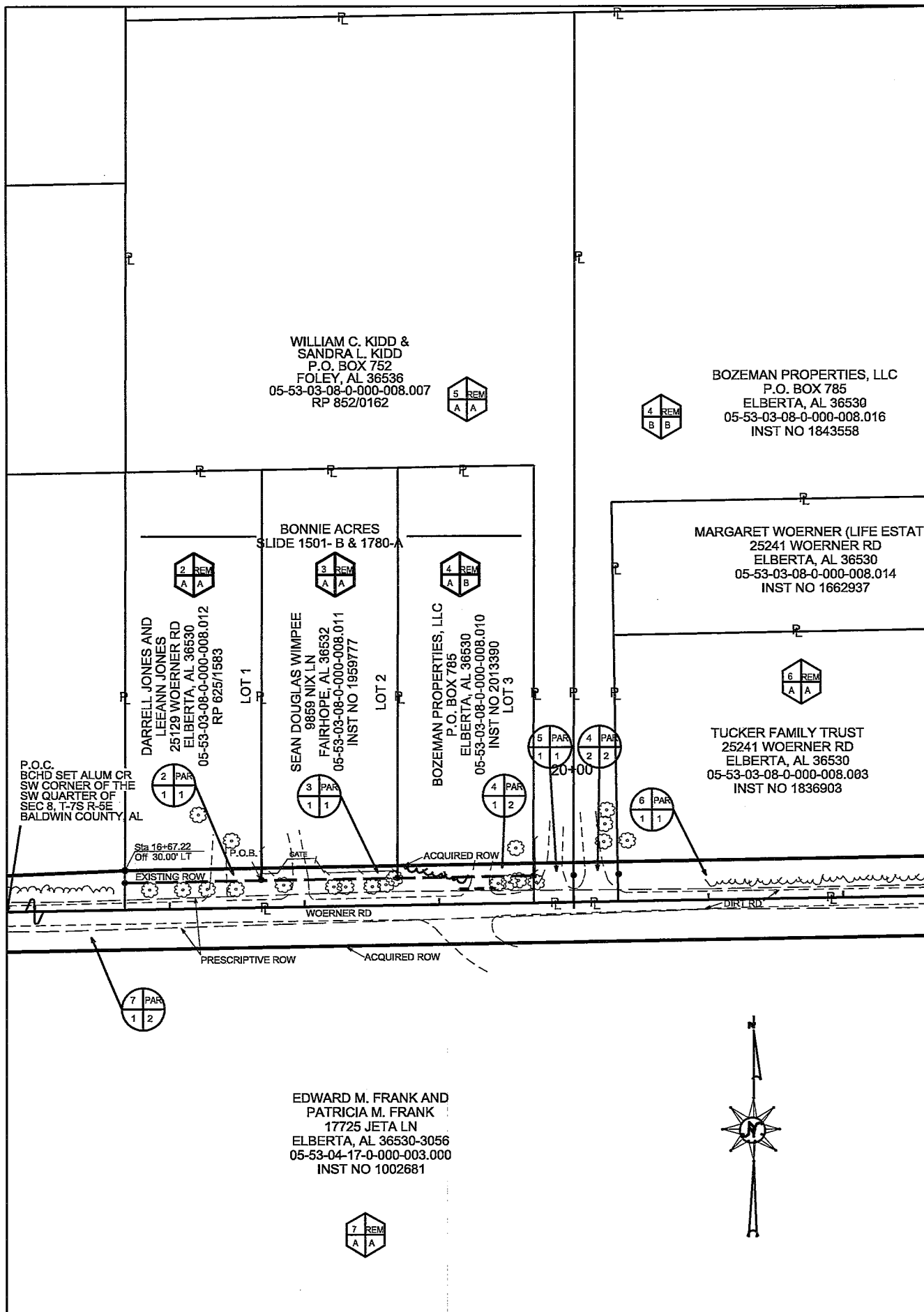
Given under my hand and official seal this 31<sup>st</sup> day of July, 2024.

Lauren Thompson  
NOTARY PUBLIC

My Commission Expires







THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3  
OWNER SEAN WIMPEE  
TOTAL ACREAGE 0.716  
R.O.W. REQUIRED 0.022  
PREScriptive R.O.W. N/A  
T.C.E. REQUIRED N/A  
REMAINDER 0.694

PROJECT NO. HW08378  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 06-11-2024  
REVISED: N/A  
SHEET : 1 OF 1