

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. HW08392
Boros Road
G, D, B & Pave from Frank Rd to
Comstock Road
05-53-06-13-0-000-005.000
Tract No. 12

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), LBS Farms LLC, a Florida Limited Liability Company, 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 the Southwest Quarter of Section 13, Township 7 South, Range 5 East, identified as Tract Number 12 on the Boros Rd, Project No. HW08392 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a 6 inch concrete monument found at the southwest corner of the Southwest Quarter of Section 13, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence N00°02'13"E along the west line of said Section a distance of 155.18 feet to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N00°02'13"E along the grantor's west property line a distance of 1,177.54 feet to the grantor's northwest property corner;

Thence S89°57'47"E along the grantor's north property line a distance of 30.00 feet to a point on the acquired right-of-way line;

Thence S00°02'13"W along the acquired right-of-way line a distance of 1,177.41 feet to a point on the grantor's south property line (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 11+55.31);

Thence N89°57'47"W along the grantor's south property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.811 acres, more or less.

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. 12/22/2022 10:24 AM
TOTAL \$ 0.00
5 Pages

2039843



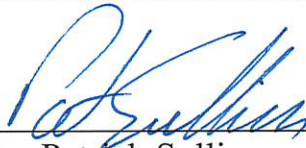
TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

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 21 day of DECEMBER, 2022.

LBS Farms, LLC
a Florida Limited Liability Company


By: Patrick Sullivan
Its: Manager

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 Patrick Sullivan, whose name as Manager of LBS Farms, LLC, a Florida Limited Liability Company, 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 company.

Given under my hand and official seal this 21 day of December, 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

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

BOROS RD
G, D, B, & PAVE FROM FRANK RD TO COMSTOCK RD
Project No. HW08392
Tract No. 12

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 21 day of DECEMBER, 2022.

LBS Farms, LLC
a Florida Limited Liability Company


By: Patrick Sullivan
Its: Manager

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 Patrick Sullivan, whose name as Manager of LBS Farms, LLC, a Florida Limited Liability Company, 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 company.

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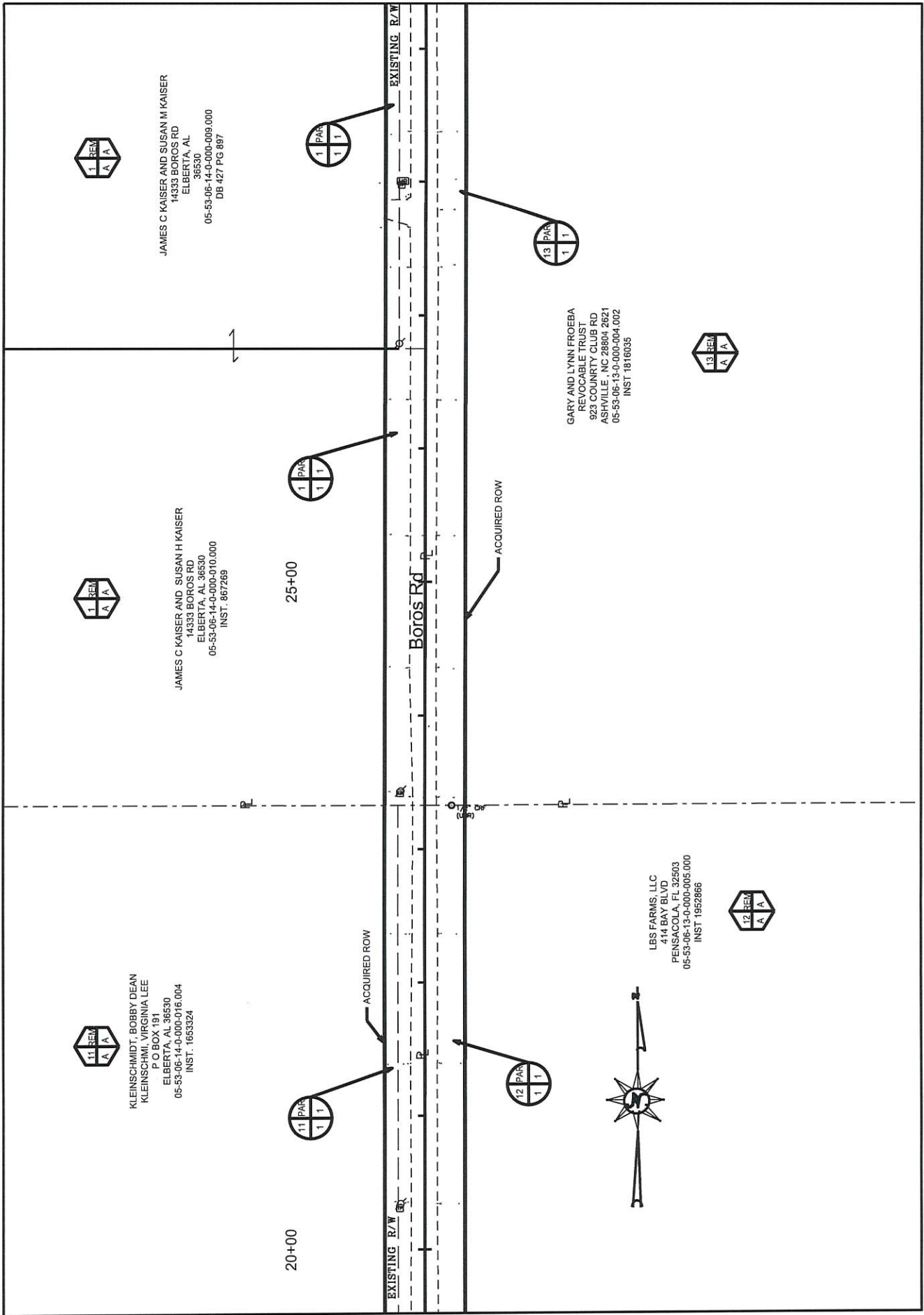


NOTARY PUBLIC

My Commission Expires: August 21, 2024

COUNTY OF BALDWIN

PROJECT NO.	HW08392
COUNTY	BALDWIN
SCALE:	1"=100'
DATE;	08-23-2022
REVISED:	N/A
SHEET :	1 OF 2



MATCH SHEET 1 OF 2

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	12	PROJECT NO.	HW08392
OWNER	LBS FARMS, LLC	COUNTY	BALDWIN
TOTAL ACREAGE	76.784	SCALE:	1"=100'
R.O.W. REQUIRED	0.811	DATE;	08-23-2022
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 2
REMAINDER	75.974		