

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW22014

Fox Ln

AFM from Carrier Dr S and East 2240'

05-63-02-04-0-000-014.001

Tract No. 1

**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), **Thomas Arthur Bailey**, 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 Northwest Quarter the Southwest Quarter of Section 4, Township 8 South, Range 6 East, identified as Tract Number 1 on the Fox Ln, Project No. HW22014 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a crimp top iron pipe found at the northeast corner of Lot 2, Hadley Oaks Subdivision as recorded on Slide 2653-B in the Office of the Baldwin County Judge of Probate, being in the Northwest Quarter of the Southwest Quarter of Regular Section 4, Township 8 South, Range 6 East, in Baldwin County, Alabama;

Thence N00°03'09"W a distance of 330.04 feet to a point on the grantor's south property line and being the Point of Beginning of the property herein to be conveyed;

Thence N00°03'14"W along the acquired right-of-way line a distance of 308.27 feet to a point on the grantor's north property line (said point is offset 19.98 feet right of and perpendicular to project centerline at Station 10+30.08);

Thence N89°45'13"E along the grantor's north property line a distance of 40.00 feet to the grantor's northeast property corner;

Thence S00°03'14"E along the grantor's east property line a distance of 308.28 feet to the grantor's southeast property corner;

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. 10/27/2022 8:48 AM
TOTAL \$ 0.00
4 Pages

2030931



Thence S89°46'05"W along the grantor's south property line a distance of 40.00 feet to the Point of Beginning of the property herein conveyed and containing 0.283 acres, more or less.

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 19 day of oct, 2022.



Thomas Arthur Bailey

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Thomas Arthur Bailey, 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 19 day of October, 2022.



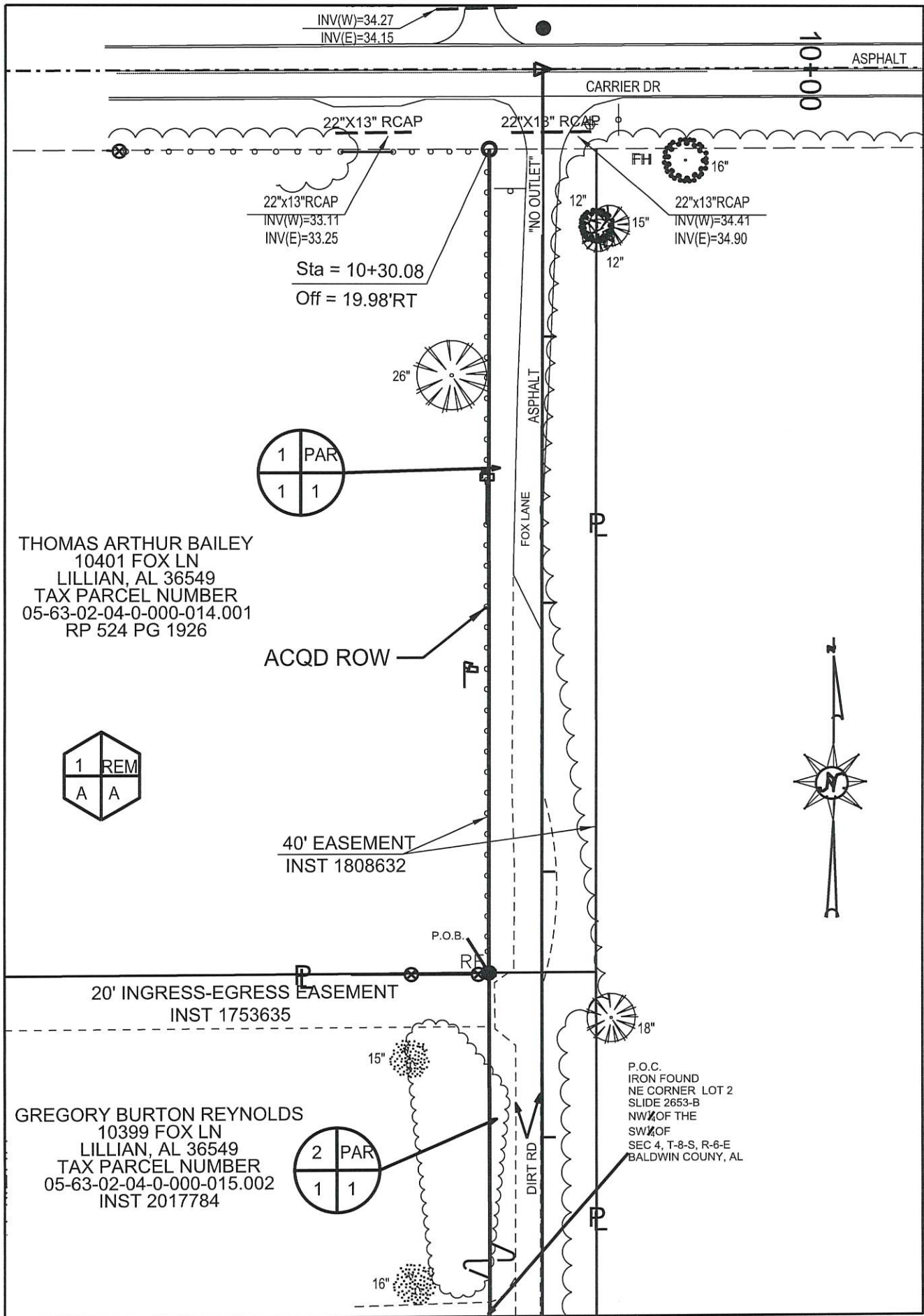
NOTARY PUBLIC

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. 1
OWNER THOMAS ARTHUR BAILEY
TOTAL ACREAGE 2.369
R.O.W. REQUIRED 0.283
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 2.086

PROJECT NO. HW22014
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 08-19-2022
REVISED: N/A
SHEET: 1 OF 1

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

Fox Ln
AFM from Carrier Dr S and East 2240'
Project No. HW22014
Tract No. 1

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

19 day of oct, 2022.


Thomas Arthur Bailey

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Thomas Arthur Bailey, 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 19th day of October 2022.


NOTARY PUBLIC

My Commission Expires

