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

STATE OF ALABAMA

**COUNTY OF BALDWIN** 

Project No. HW24079

Mullet Lane

G, D, B & Pave from 3<sup>rd</sup> Ave

to 5<sup>th</sup> Ave

05-55-09-41-0-001-067.000

Tract No. 2

2178289

BALDWIN COUNTY, ALABAMA HARRY D'OLIVE, JR. PROBATE JUDGE Filed/cert. 03/27/2025 09:52 AM TOTAL \$0.00 9 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), James Alan Lipscomb, a married man, Alice Kay Lammon, a Single Michael Ross Lipscomb, a Single man conveying property not part of their homestead, 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 Grant Section 41, Township 7 South, Range 3 East, being in the South half of regular Section 31, Township 7 South, Range 3 East, identified as Tract Number 2 on Mullet Ln, Project No. HW24079 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a crimp top pipe found at the southwest corner of Lot 52 in Block 3 of the Magnolia River Subdivision, being a part of The Catalina Plock Grant, said plat is filed as Slide 87-C in Grant Section 41, Township 7 South, Range 3 East, in Baldwin County, Alabama:

Thence S31°05'28"E a distance of 47.04 feet to a point;

Thence S58°54'31"W a distance of 20.00 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S31°05'27"E along the grantor's east property line a distance of 703.02 feet to the grantor's property corner;

Thence S59°25'10"W along the grantor's property line a distance of 30.00 feet to a point on the acquired right-of-way line;

Thence N31°05'28"W along the acquired right-of-way line a distance of 702.77 feet to a point on the grantor's property line;

Thence N58°56'28"E along the grantor's property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.484 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.

the day of Much, 2025.

James Alan Lipscomb

#### ACKNOWLEDGMENT

STATE OF ALABAMA )
COUNTY OF BALDWIN )

I, Summer Johnson, a Notary Public, in and for said County in said State, hereby certify that James Alan Lipscomb, 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.

NOTARY PUBLIC

GRANTEE'S ADDRESS:

	IN WITNESS	WHEREOF, I	(we) have hereunto	set my (our)	hand(s) and	d seal this
the	22mo day of_		, 2025.			

Alice Kay Lammon

STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, SWMW Jow a Notary Public, in and for said County in said State, hereby certify that Alice Kay Lammon, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22hd

\_ day of \_

\_\_, 2025.

NØTARY PUBLIC

Commission Expires: <u></u>

JOHNSON ETON

	IN WITNES	S WHEREOF, I	(we) have hereunto	set my	(our)	hand(s)	and	seal	this
the _	$\frac{22^{1}}{2}$ day of	march'	, 2025.	3		(-)			

Michael Ross Lipscomb

STATE OF ALABAMA

COUNTY OF BALDWIN )

I, Summer Johnson, a Notary Public, in and for said County in said State, hereby certify that Michael Ross Lipscomb, 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 22 day of \_\_\_\_\_ day of \_\_\_\_\_ M

NOTARY PUBLIC

Commission Expires:

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

### Mullet Lane G, D, B, & Pave from 3<sup>rd</sup> Ave to 5<sup>th</sup> Ave Project No. HW24079 Tract No. 2

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 day of \_\_\_\_\_\_\_, 2025.

## ACKNOWLEDGMENT

STATE OF ALABAMA )
COUNTY OF BALDWIN )

I, SWMWY JOMMON, a Notary Public, in and for said County in said State, hereby certify that <u>James Alan Lipscomb</u>, 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.

My Commission Expires:

James Alan Lipscomb

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

#### Mullet Lane G, D, B, & Pave from 3<sup>rd</sup> Ave to 5<sup>th</sup> Ave Project No. HW24079 Tract No. 2

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IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the day of \_\_\_\_\_\_, 2025.

#### **ACKNOWLEDGMENT**

STATE OF ALABAMA )
COUNTY OF BALDWIN )

I, Sum W Johnson, a Notary Public, in and for said County in said State, hereby certify that Alice Kay Lammon, 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, she executed the same voluntarily on the day the same bears date.

OTARY PUBLIC

My Commission Expires:

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

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IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the day of \_\_\_\_\_\_\_, 2025.

Michael Ross Lipscomb

#### **ACKNOWLEDGMENT**

STATE OF ALABAMA )
COUNTY OF BALDWIN )

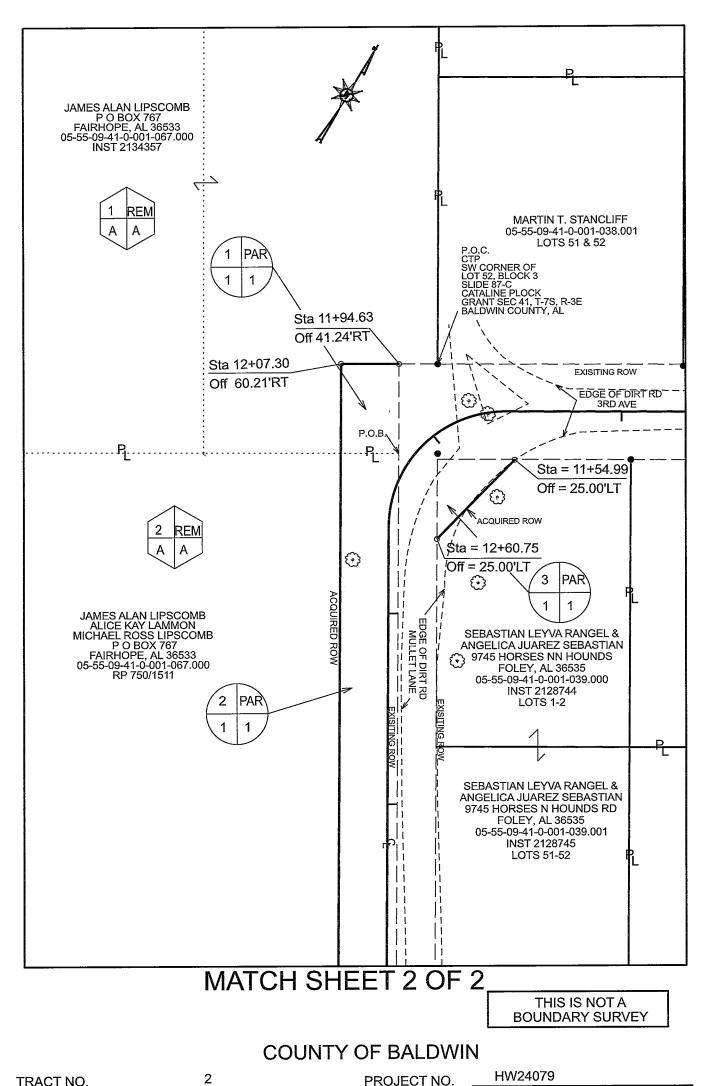
I, Summer Johnson a Notary Public, in and for said County in said State, hereby certify that Michael Ross Lipscomb, whose name is, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of \_

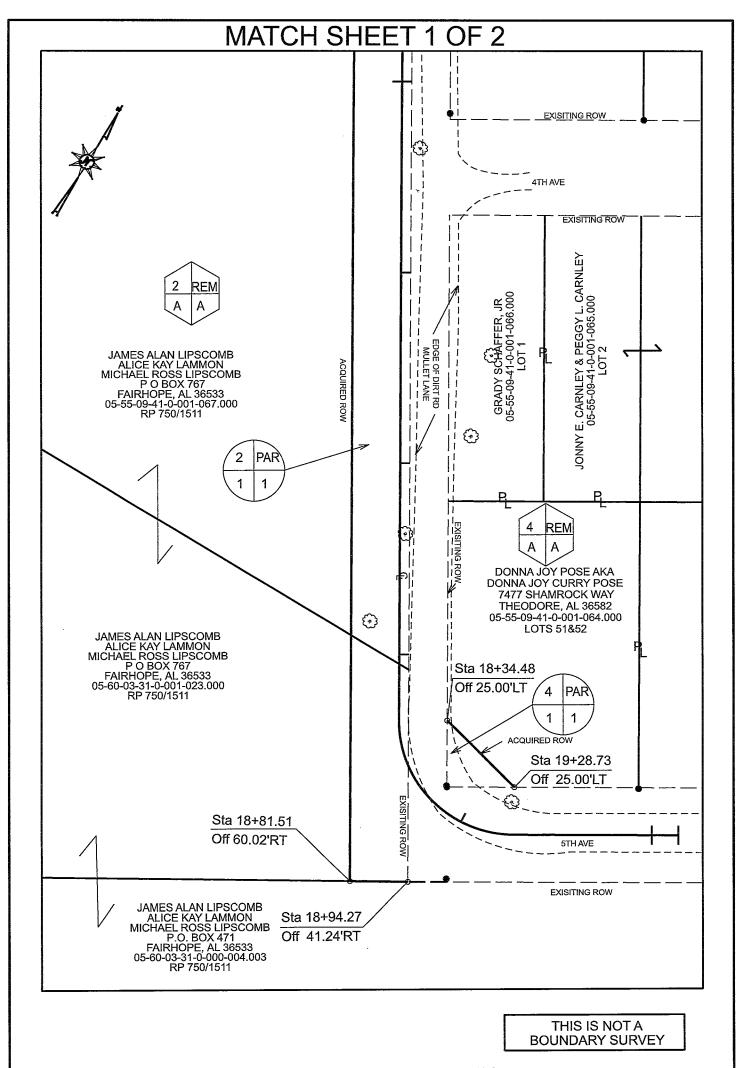
MMM

2025.

My Commission Expires:



TRACT NO.	2	PROJECT NO.	HVV24079	
OWNER JAMES ALAN LIPSO	OMB, ETAL	COUNTY	BALDWIN	
TOTAL ACREAGE	14.466	SCALE:	1"=50'	
R.O.W. REQUIRED	0.484	DATE:	10-15-2024	
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A	
T.C.E. REQUIRED	N/A	SHFET:	1 OF 2	
REMAINDER	13.982			



## **COUNTY OF BALDWIN**

TRACT NO.	2	PROJECT NO.	HW24079	
OWNER JAMES ALAN LIPSC	OMB, ETAL	COUNTY	BALDWIN	
TOTAL ACREAGE	14.466	SCALE:	1"=50'	
R.O.W. REQUIRED	0.484	DATE;	10-15-2024	
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A	
T.C.E. REQUIRED	N/A	SHEET:	2 OF 2	
REMAINDER	13.982			