

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 3rd Ave
to 5th 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 woman, and 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;

GRANTEE'S ADDRESS:

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

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.

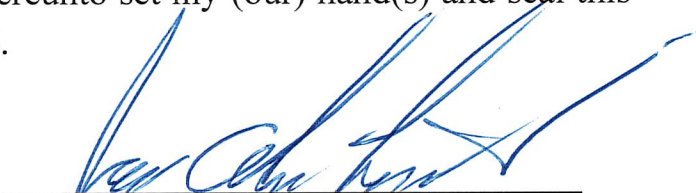
As shown on the Property Sketch attached hereto and made a part hereof.

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 22nd day of March, 2025.


James Alan Lipscomb

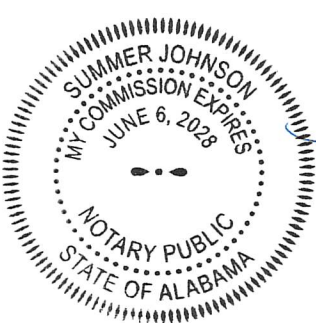
ACKNOWLEDGMENT

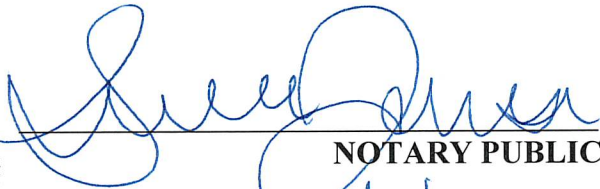
STATE OF ALABAMA)

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.

Given under my hand and official seal this 22nd day of March, 2025.




NOTARY PUBLIC
Commission Expires: 6/6/28

GRANTEE'S ADDRESS:

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 22nd day of March, 2025.

Alice Kay Lammon
Alice Kay Lammon

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Summer 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.

Given under my hand and official seal this 22nd day of March, 2025.



Summer Johnson
NOTARY PUBLIC

Commission Expires: 6/6/28

GRANTEE'S ADDRESS:

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 22nd day of March, 2025.


Michael Ross Lipscomb

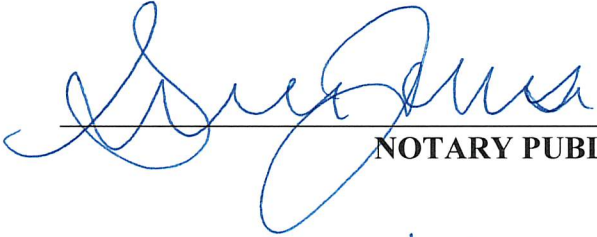
STATE OF ALABAMA)

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.

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NOTARY PUBLIC

Commission Expires: 6/6/28

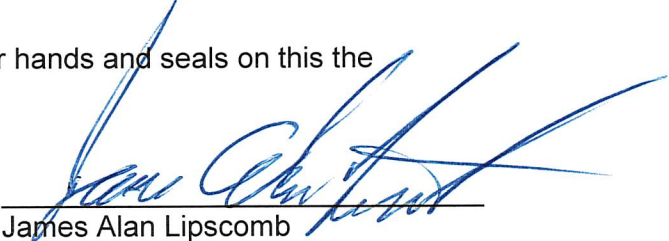
**ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY**

**Mullet Lane
G, D, B, & Pave from 3rd Ave to 5th 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 22nd day of March, 2025.


James Alan Lipscomb

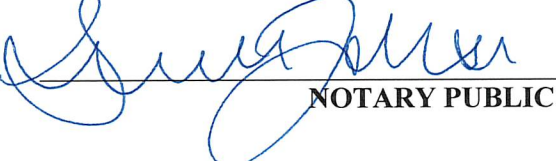
ACKNOWLEDGMENT

STATE OF ALABAMA)

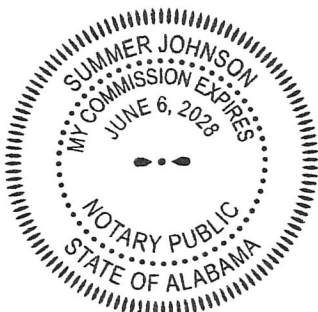
COUNTY OF BALDWIN)

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Given under my hand and official seal this 22nd day of March, 2025.


NOTARY PUBLIC

My Commission Expires: 6/6/28



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

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Alice Kay Lammon
Alice Kay Lammon

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

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Given under my hand and official seal this 22nd day of March, 2025.



Summer Johnson
NOTARY PUBLIC
My Commission Expires: 6/6/28

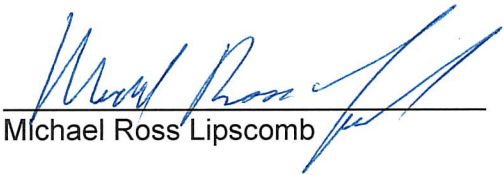
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TO APPRAISAL AND JUST COMPENSATION
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IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 22nd day of March, 2025.


Michael Ross Lipscomb

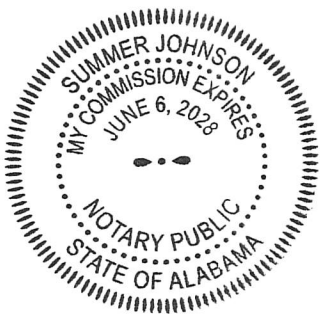
ACKNOWLEDGMENT

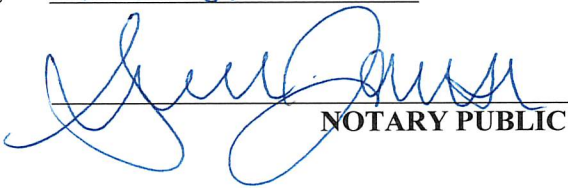
STATE OF ALABAMA)

COUNTY OF BALDWIN)

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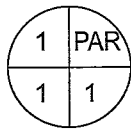
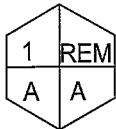
Given under my hand and official seal this 22nd day of March, 2025.




NOTARY PUBLIC

My Commission Expires: 6/6/28

JAMES ALAN LIPSCOMB
P O BOX 767
FAIRHOPE, AL 36533
05-55-09-41-0-001-067.000
INST 2134357



Sta 11+94.63
Off 41.24'RT

Sta 12+07.30
Off 60.21'RT

MARTIN T. STANCLIFF
05-55-09-41-0-001-038.001
LOTS 51 & 52

P.O.C.
CTP
SW CORNER OF
LOT 52, BLOCK 3
SLIDE 87-C
CATALINE PLOCK
GRANT SEC 41, T-7S, R-3E
BALDWIN COUNTY, AL

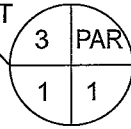
EXISTING ROW

EDGE OF DIRT RD
3RD AVE

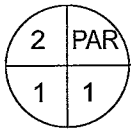
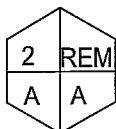
Sta = 11+54.99
Off = 25.00'LT

ACQUIRED ROW

Sta = 12+60.75
Off = 25.00'LT



JAMES ALAN LIPSCOMB
ALICE KAY LAMMON
MICHAEL ROSS LIPSCOMB
P O BOX 767
FAIRHOPE, AL 36533
05-55-09-41-0-001-067.000
RP 750/1511



SEBASTIAN LEYVA RANGEL &
ANGELICA JUAREZ SEBASTIAN
9745 HORSES NN HOUNDS
FOLEY, AL 36535
05-55-09-41-0-001-039.000
INST 2128744
LOTS 1-2

SEBASTIAN LEYVA RANGEL &
ANGELICA JUAREZ SEBASTIAN
9745 HORSES N HOUNDS RD
FOLEY, AL 36535
05-55-09-41-0-001-039.001
INST 2128745
LOTS 51-52

MATCH SHEET 2 OF 2

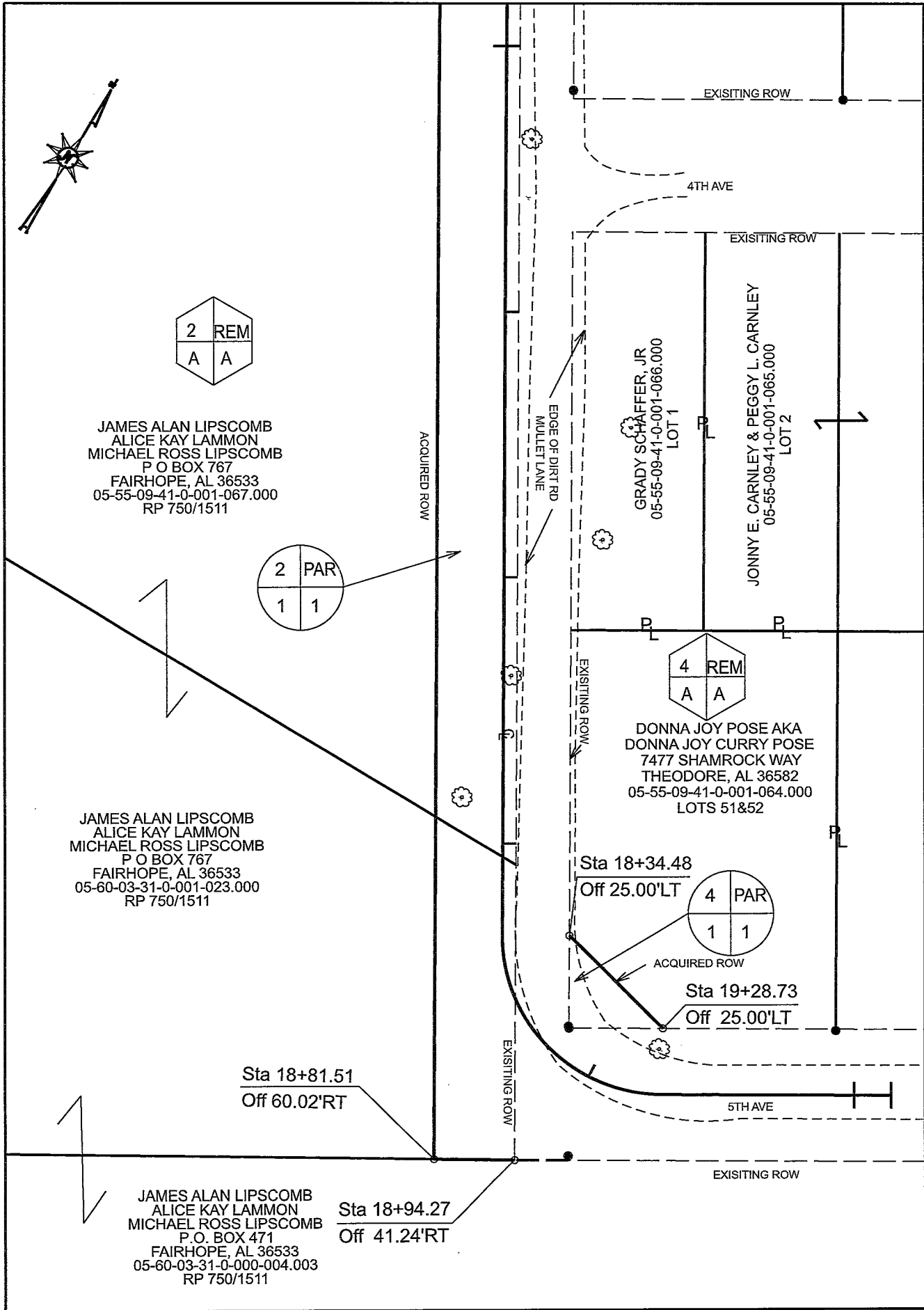
THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2
OWNER JAMES ALAN LIPSCOMB, ETAL
TOTAL ACREAGE 14.466
R.O.W. REQUIRED 0.484
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 13.982

PROJECT NO. HW24079
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 10-15-2024
REVISED: N/A
SHEET: 1 OF 2

MATCH SHEET 1 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	2	PROJECT NO.	HW24079
OWNER	JAMES ALAN LIPSCOMB, 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		