

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'
05-63-02-04-0-000-035.001
Tract No. 7

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), Richard Powers and Tami Powers, husband and wife, 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 Southeast Quarter the Southwest Quarter of Section 4, Township 8 South, Range 6 East, identified as Tract Number 7 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 southeast corner of Lot 4, 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 N89°41'24"E a distance of 40.00 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N89°59'31"E along the grantor's north property line a distance of 165.90 feet to the grantor's northeast property corner;

Thence S00°07'14"E along the grantor's east property line a distance of 50.00 feet to a point on the acquired right-of-way line;

Thence S89°54'08"W along the acquired right-of-way line a distance of 165.93 feet to a point on the grantor's west property line (said point is offset 52.75 feet right of and perpendicular to project centerline at Station 23+49.88);

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. 9/26/2022 3:08 PM
TOTAL \$ 0.00
5 Pages

2025524



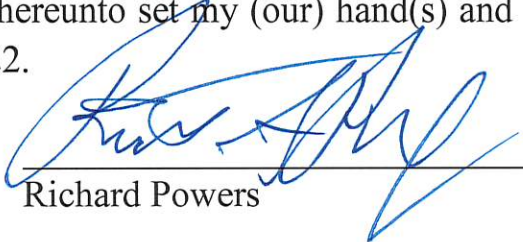
Thence N00°05'00"W along the grantor's west property line a distance of 50.26 feet to the Point of Beginning of the property herein conveyed and containing 0.190 acres, more or less.

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 23 day of September, 2022.


Richard Powers


Tami Powers

ACKNOWLEDGMENT

STATE OF ALABAMA)

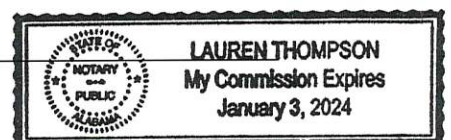
COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Richard and Tami Powers, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2022.


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

Fox Ln
AFM from Carrier Dr S and East 2240'
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Tract No. 7

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
23 day of September, 2022.


Richard Powers


Tami Powers

ACKNOWLEDGMENT

STATE OF ALABAMA)

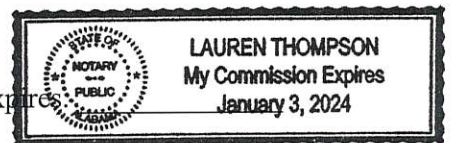
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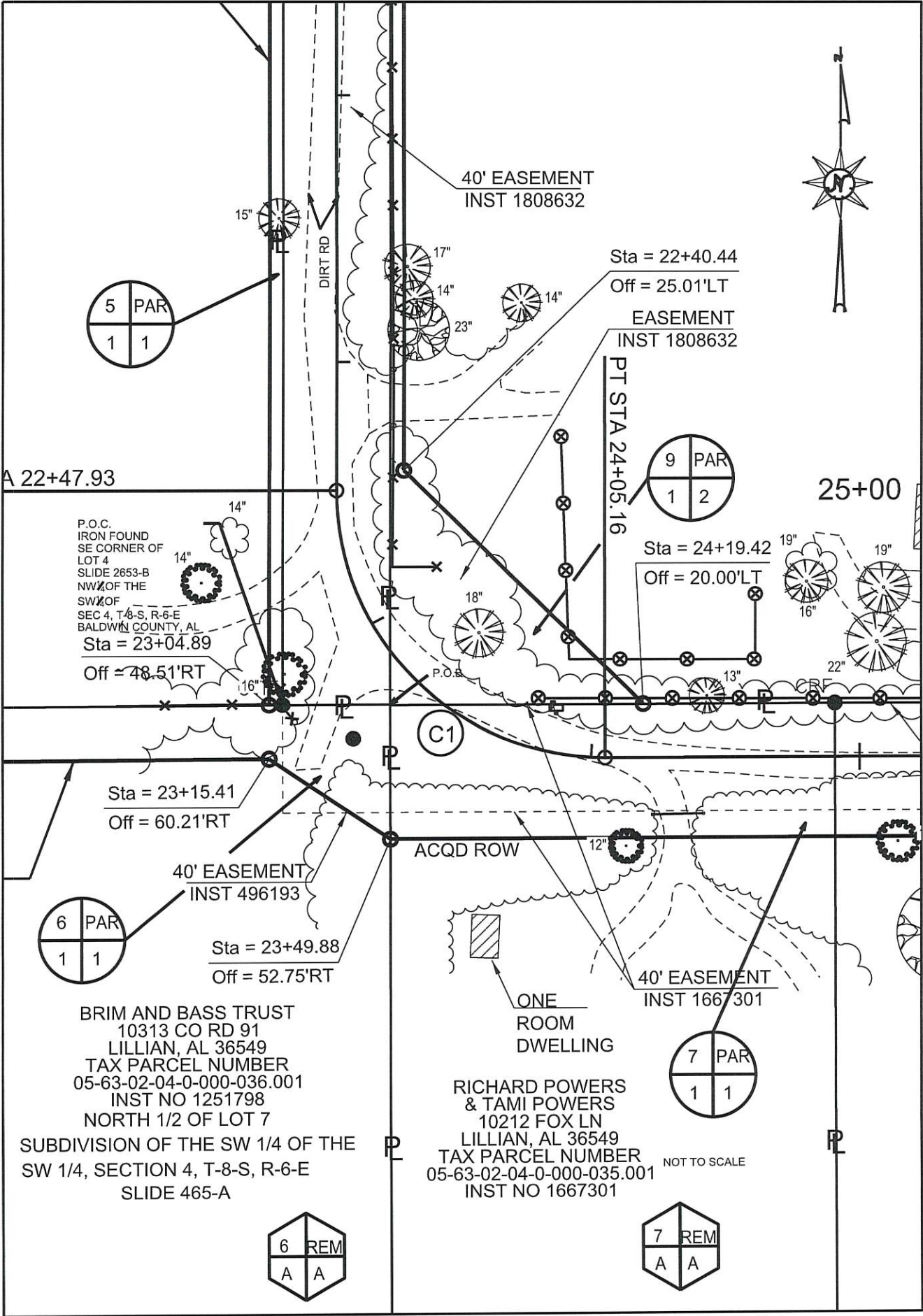
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NOTARY PUBLIC

My Commission Expires





THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	7	PROJECT NO.	HW22014
OWNER	RICHARD AND TAMI POWERS	COUNTY	BALDWIN
TOTAL ACREAGE	5.078	SCALE:	1"=50'
R.O.W. REQUIRED	0.190	DATE;	08-19-2022
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	4.888		

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

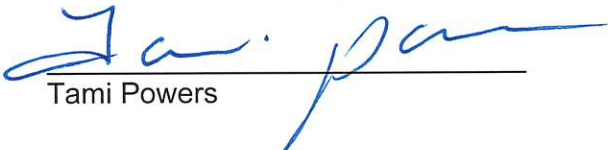
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Richard Powers


Tami Powers

ACKNOWLEDGMENT

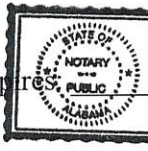
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COUNTY OF BALDWIN)

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Given under my hand and official seal this 23rd day of September 2022.


NOTARY PUBLIC

My Commission Expires  **LAUREN THOMPSON**
My Commission Expires
January 3, 2024