

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 6/19/2020 3:30 PM  
TOTAL \$ 0.00  
4 Pages

1836950

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



STATE OF ALABAMA     )  
COUNTY OF BALDWIN    )

Project No. 0203816  
Pate Road  
G, D, B & Pave from CR 62 to EOM  
05-41-06-24-0-000-005.006  
Tract No. 4

**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), Shannon Marie Aultman and James David Aultman, wife & husband, 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:

**A part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 4 East, identified as Tract Number 4 on Pate Road, Project No. 0203816 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at a 1-inch open top found at the southwest corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 4 East, in Baldwin County, Alabama (the grantor's southwest property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence N2°45'35"W along the grantor's west property line a distance of 9.52 feet to a point;

Thence N16°22'48"E along the grantor's west property line a distance of 75.12 feet to a point;

Thence N10°34'37"E along the grantor's west property line a distance of 55.82 feet to a point on the acquired R/W line;

Thence S0°0'00"E along the acquired R/W line a distance of 136.51 feet to a point on the grantor's south property line;

GRANTEE'S ADDRESS:

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

Thence N89°54'03"W along the grantor's south property line a distance of 30.97 feet to the Point of Beginning of the property herein conveyed and containing 0.048 acres, more or less.

And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and 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 17 day of June, 2020.

Shannon M. Aultman  
Shannon Marie Aultman

James David Aultman  
James David Aultman

**ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Shannon Marie Aultman and James David Aultman, 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.

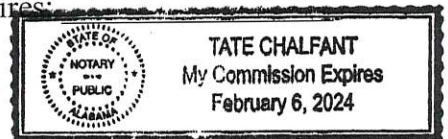
Given under my hand and official seal this 17 day of June, 2020.

Tate Chalfant  
**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**


**Pate Road  
From County Road 62 North to EOM  
Project No. 0203816  
Tract No. 4**

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 17 day of June, 2020.

  
Shannon Marie Aultman

  
James David Aultman

**ACKNOWLEDGMENT**

STATE OF ALABAMA    )

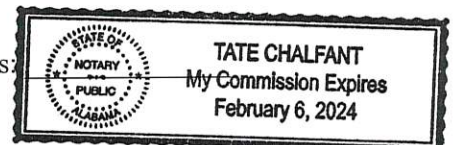
COUNTY OF BALDWIN   )

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Given under my hand and official seal this 17 day of June 2020.

  
NOTARY PUBLIC

My Commission Expires:



05-41-06-23-0-000-009.002  
 HENRY VICK  
 22740 CO RD 62 N  
 ROBERTSDALE AL. 36567  
 INST. 1107649



S 23, T-5-S, R-4-E

CURVE NO.	3
P.I. STA.	26+08.28
P.C. STA.	24+94.99
P.T. STA.	26+73.91
Δ	89°08'34"
D	49°49'20"
T	113.29'
L	178.92'
R	115.00'



30+00

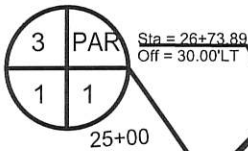
Sta = 32+52.63  
 Off = 30.00'RT

DIRT. DR.

05-41-06-24-0-000-005.003  
 MATTHEW DEAN STINSON AND  
 JENNIFER BROOKE AULTMAN  
 23020 PATE RD  
 ROBERTSDALE AL. 36567  
 INST. 1571755

CRF  
 (CRF CA-920)

05-41-06-24-0-000-005.006  
 SHANNON MARIE AULTMAN AND  
 JAMES DAVID AULTMAN  
 23020 PATE RD  
 ROBERTSDALE AL. 36567  
 INST. 1810346



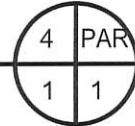
Sta = 24+94.99  
 Off = 30.00'LT

Sta = 26+98.58  
 Off = 30.00'RT

PT STA 26+73.91

CRF 5/8"  
 (WOODLANDS)

ACQD ROW



EDGE OF  
 DIRT RD.

Sta = 26+73.89  
 Off = 30.00'LT

METAL  
 GATE

REBAR 5/8"

P.O.C & P.O.B  
 SW CORNER OF THE  
 SW QUARTER OF THE  
 SEC 24, T-5-S, R-4-E  
 BALDWIN COUNTY, AL

Sta = 21+74.89  
 Off = 79.40'RT

1" OPEN TOP  
 PIPE

Sta = 25+71.05  
 Off = 68.74'RT

05-41-07-26-0-000-001.000  
 HENRY C VICK, & JENICE VICK  
 22740 CO RD 62 N  
 ROBERTSDALE AL. 36567  
 DEED BK 517 PG 297

05-41-07-25-0-000-002.003  
 GARY L WILSON, ETAL ,  
 WANDA KAY WILSON  
 22730 CO RD 62 N  
 ROBERTSDALE AL. 36567  
 INST. 1172017

NE/NE

S26 T-5-S, R-4-E  
 S25 T-5-S, R-4-E

25' PRIVATE EASEMENT

THIS IS NOT A  
 BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 4  
 OWNER SHANNON MARIE AULTMAN & JAMES DAVID AULTMAN  
 TOTAL ACREAGE 4.791  
 R.O.W. REQUIRED 0.048  
 PRESCRIPTIVE R.O.W. N/A  
 T.C.E. REQUIRED N/A  
 REMAINDER 4.743

PROJECT NO. 0203816  
 COUNTY BALDWIN  
 SCALE: 1"=100'  
 DATE: 05-18-2020  
 REVISED: N/A  
 SHEET: 1 OF 1