

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

2215617

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/10/2025 11:54 AM
TOTAL \$0.00 4 Pages



Project No. 0206411 / HW11064000

Sherman Rd

**G, D, B & Pave from County Road 12
to Weeks Road**

05-60-02-10-0-000-002.014 *SLB*

Tract No. 13

Rev. 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), **Freddie Sanders and Mona L. Sanders, 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 Southwest Quarter of the Northeast Quarter of Section 10, Township 8 South, Range 3 East, identified as Tract Number 13 on the Sherman Rd, Project No. 0206411 / HW11064000 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a set aluminum capped pipe (BCHD) found at the northwest corner of the Northeast Quarter of Section 10, Township 8 South, Range 3 East, in Baldwin County, Alabama;

Thence S00°15'38"W along the west line of said Quarter a distance of 1,658.90 feet to a point;

Thence N90°00'00"E leaving the west line of said Quarter a distance of 33.05 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°52'16"E along the grantor's north property line a distance of 11.09 feet to a point on the acquired right-of-way line;

Thence S01°09'36"W along the acquired right-of-way line a distance of 331.39 feet to a point on the grantor's south property line;

Thence N89°55'27"W along the grantor's south property line a distance of 5.34 feet to the grantor's southwest property corner;

GRANTEE'S ADDRESS:

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

Thence N00°09'57"E along the grantor's west property line a distance of 331.34 feet to the Point of Beginning of the property herein conveyed and containing 0.062 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 28th day of April, 2025.


Freddie Sanders


Mona L. Sanders

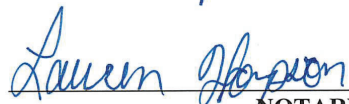
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Freddie Sanders and Mona L. Sanders, whose name 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.

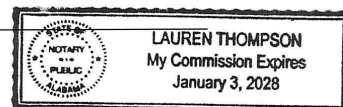
Given under my hand and official seal this 28th day of April, 2025.


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

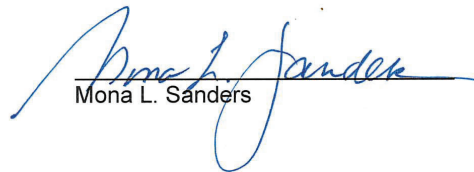
SHERMAN ROAD
FROM COUNTY ROAD 12 TO WEEKS ROAD
PROJECT NO. 0206411 / HW11064000
TRACT NO. 13

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 28th day of April, 2025.


Freddie Sanders


Mona L. Sanders

ACKNOWLEDGMENT

STATE OF ALABAMA)

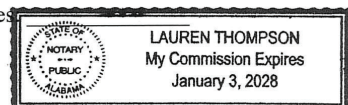
COUNTY OF BALDWIN)

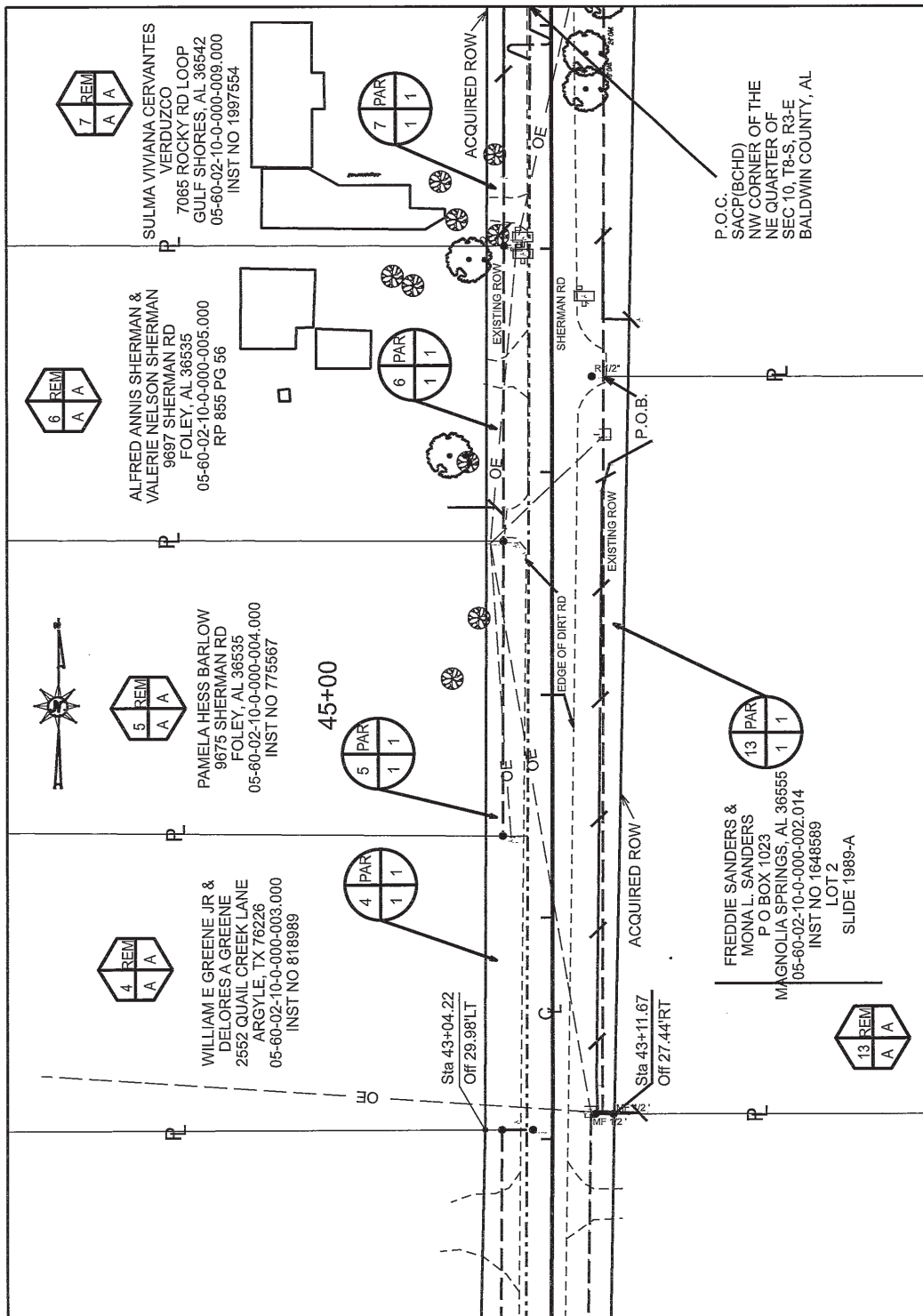
I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Freddie Sanders and Mona L. Sanders, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance,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

Given under my hand and official seal this 28th day of April, 2025.


NOTARY PUBLIC

My Commission Expires





BOUNDARY LINES AND ACREAGES DEPICTED ON THIS MAP MAY BE A PRODUCT OF SEVERAL SOURCES, INCLUDING DEED AND INSTRUMENT REFERENCES, CALCULATIONS, REVENUE COMMISSION DATA, OR OTHER DOCUMENTS OF HISTORICAL REFERENCE, AND MAY NOT REPRESENT ACTUAL BOUNDARIES OR ACRES, AS THIS IS NOT A PROFESSIONAL BOUNDARY SURVEY. A LICENSED PROFESSIONAL LAND SURVEYOR SHOULD BE COMMISSIONED TO PERFORM A BOUNDARY SURVEY TO DETERMINE ACTUAL BOUNDARIES AND SUBSEQUENT ACRES OF LAND PARCELS.

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	13	PROJECT NO.	0206411/HW11064000
OWNER	FREDDIE & MONA SANDERS	COUNTY	BALDWIN
TOTAL ACREAGE	4.924	SCALE:	1"=60'
R.O.W. REQUIRED	0.062	DATE:	09-03-2024
PRESCRIPTIVE R.O.W.	N/A	REVISED:	10-29-2024
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	4.862		