

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. HW22026
Sherman Rd
Bridge Replacement over Weeks Branch
05-60-02-10-0-000-002.001
05-60-02-10-0-000-002.008
05-60-02-10-0-000-002.009
05-60-02-10-0-000-002.010
05-60-02-10-0-000-002.011
05-60-02-10-0-000-002.012
05-60-02-10-0-000-002.013
05-60-02-10-0-000-002.017 *etc*
05-60-02-10-0-000-002.018
Tract No. 2
Rev. 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), **Mark W. Byrd and Sandra E. Byrd, 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 Northwest Quarter of the Northeast Quarter of Section 10, Township 8 South, Range 3 East, identified as Tract Number 2 on the Sherman Rd, Project No. HW22026 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a set mag nail with washer 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 40.14 feet to a point;

Thence N90°00'00"E leaving the west line of said Quarter a distance of 30.00 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°44'06"E along the grantor's property line a distance of 10.00 feet to a point on the acquired R/W line;

GRANTEE'S ADDRESS:

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

202402070199 
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 02/07/2024 01:33 PM
TOTAL \$0.00 7 Pages

Thence S00°04'23"W along the acquired R/W line a distance of 80.78 feet to a point;

Thence N89°25'29"E along the acquired R/W line a distance of 9.74 feet to a point;

Thence S00°02'43"W along the acquired R/W line a distance of 156.53 feet to a point;

Thence S15°38'48"E along the acquired R/W line a distance of 51.96 feet to a point;

Thence S00°02'04"W along the acquired R/W line a distance of 199.97 feet to a point;

Thence S38°39'35"W along the acquired R/W line a distance of 32.02 feet to a point;

Thence S00°01'50"W along the acquired R/W line a distance of 775.25 feet to a point on the grantor's property line;

Thence N89°55'39"W along the grantor's property line a distance of 16.86 feet to the grantor's property corner;

Thence N00°10'20"E along the grantor's property line a distance of 1,287.50 feet to the Point of Beginning of the property herein conveyed and containing 0.578 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.

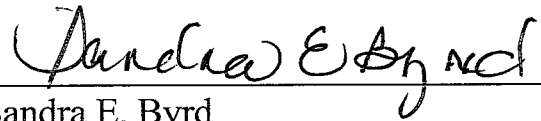
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

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 7th day of February, 2024.


Mark W. Byrd


Sandra E. Byrd

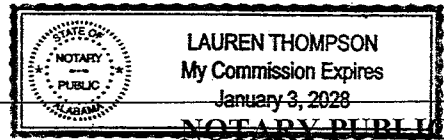
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Mark W. Byrd and Sandra E. Byrd, 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.

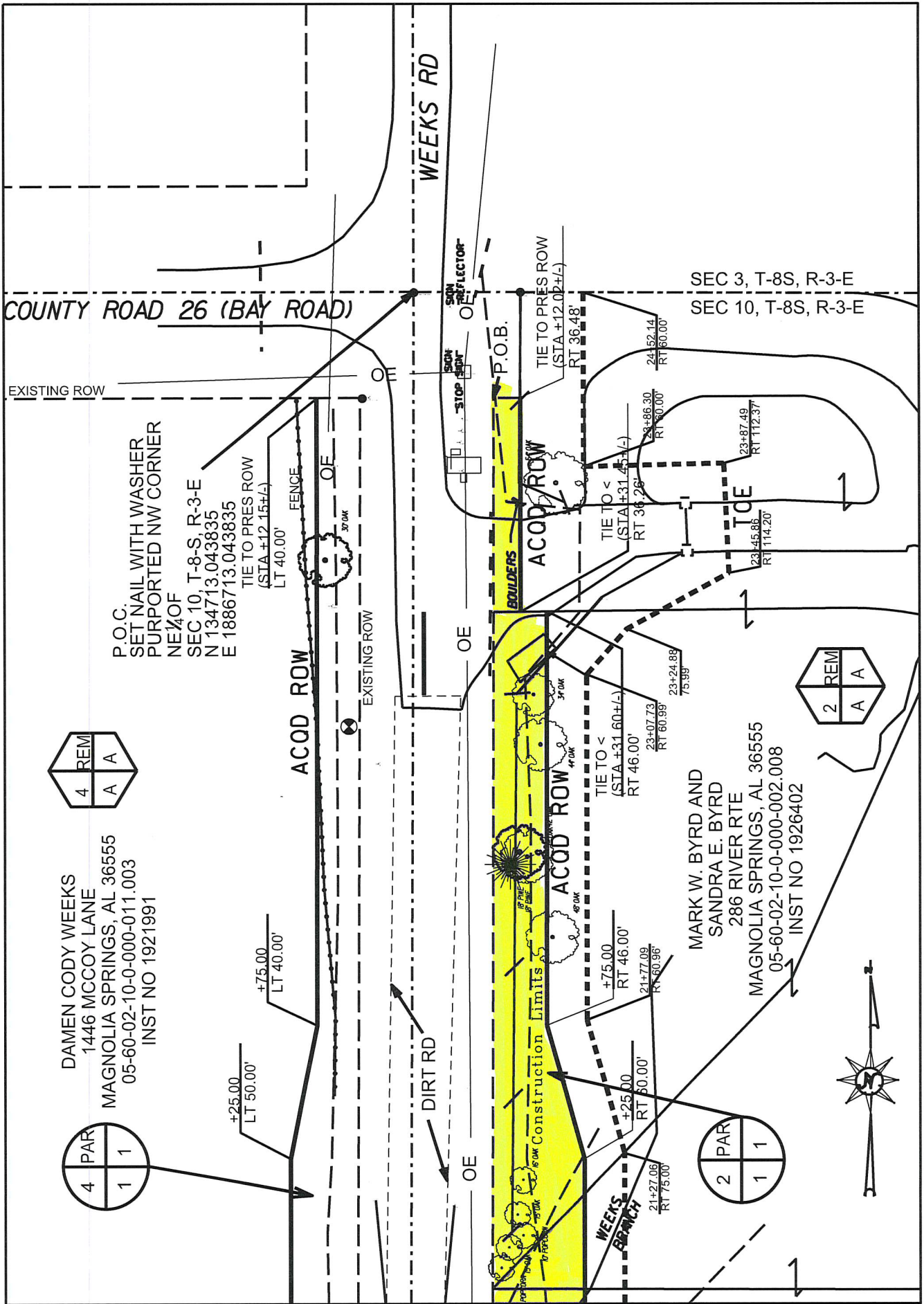
Given under my hand and official seal this 7th day of February, 2024.



Commission Expires: 

GRANTEE'S ADDRESS:

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

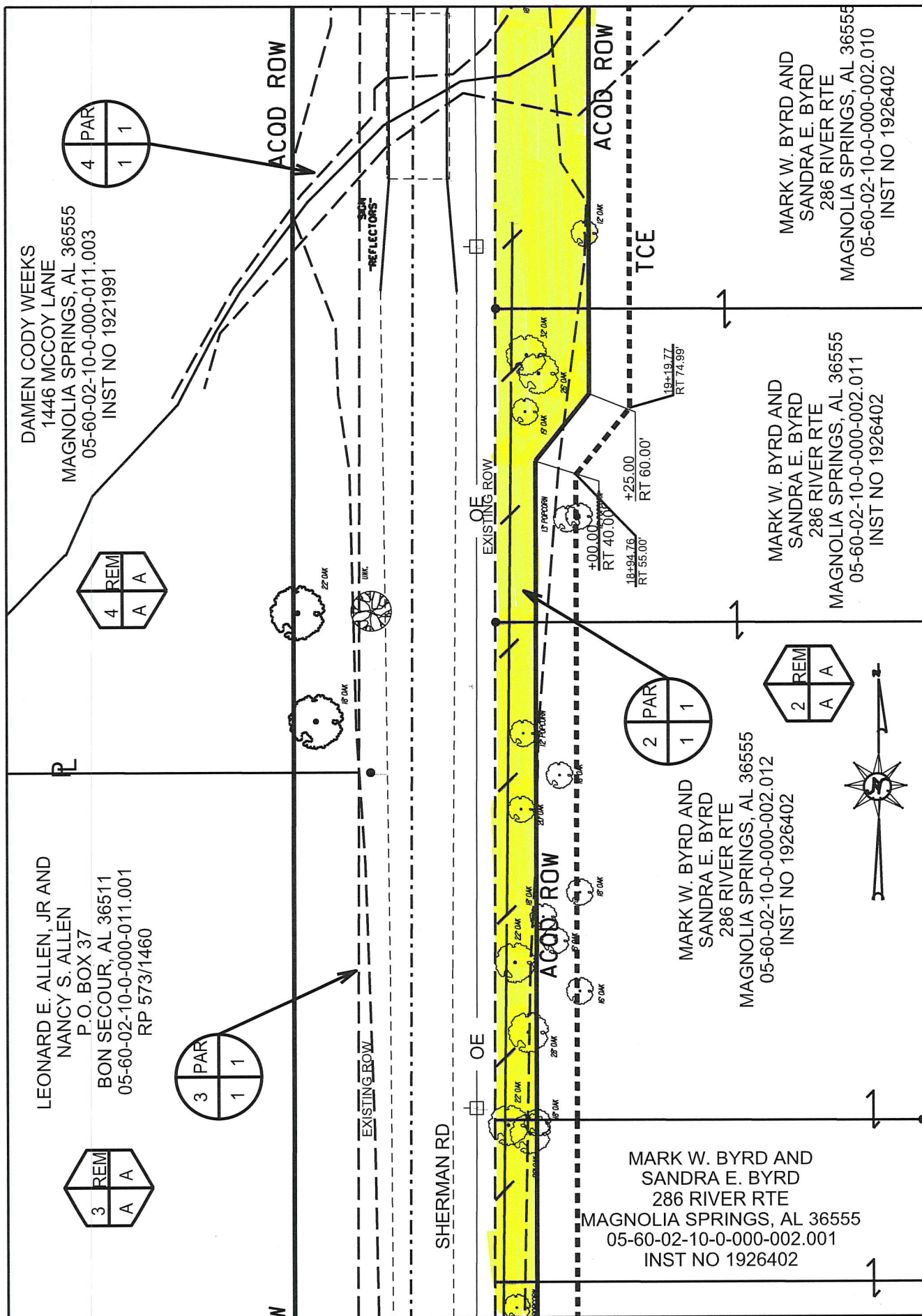


MATCH SHEET 2 OF 3

THIS IS NOT A BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	2	PROJECT NO.	HW22026
OWNER	MARK W BYRD & SANDRA E BYRD	COUNTY	BALDWIN
TOTAL ACREAGE	39.682	SCALE:	1"=50'
R.O.W. REQUIRED	0.578	DATE:	06-12-2023
PRESCRIPTIVE R.O.W.	N/A	REVISED:	12-21-2023
T.C.E. REQUIRED	N/A	SHEET :	1 OF 3
REMAINDER	39.104		

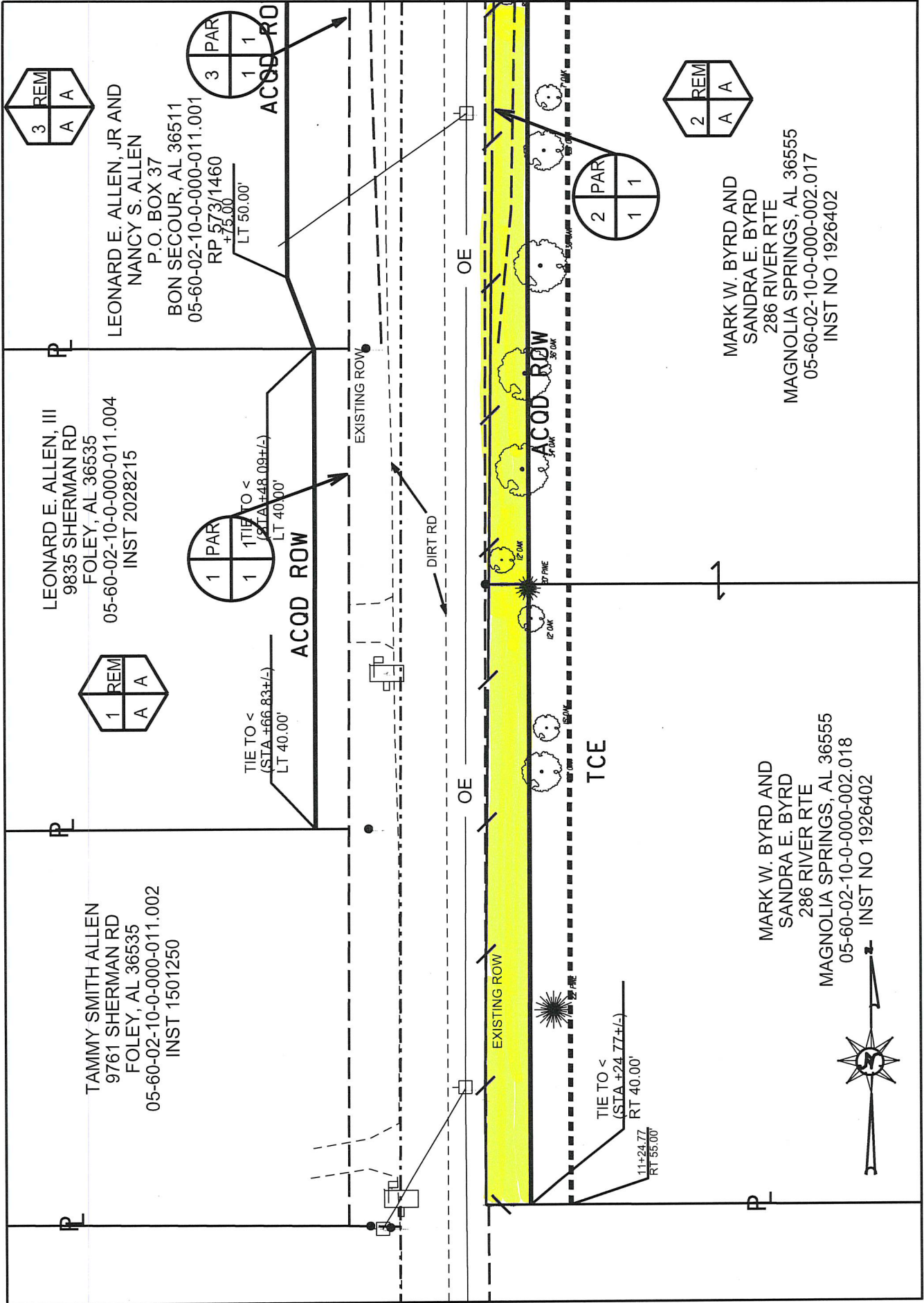


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MATCH SHEET 2 OF 3



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COUNTY OF BALDWIN

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PRESCRIPTIVE R.O.W. <u>N/A</u>	REVISED: <u>12-21-2023</u>
T.C.E. REQUIRED <u>N/A</u>	SHEET: <u>3 OF 3</u>
REMAINDER <u>39.104</u>	

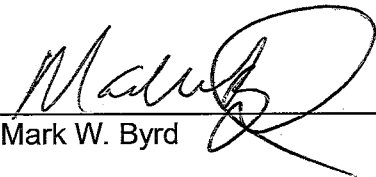
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

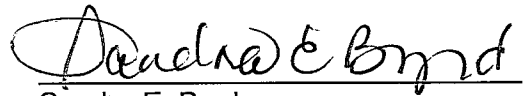
SHERMAN RD
BRIDGE REPLACEMENT OVER WEEKS BRANCH
PROJECT NO. HW22026
BALDWIN COUNTY, ALABAMA
TRACT 2

I (We) the undersigned property owner(s) do 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

7th day of February, 2024.


Mark W. Byrd


Sandra E. Byrd

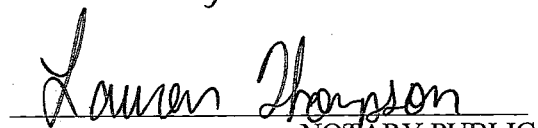
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Given under my hand and official seal this 7th day of February 2024.


NOTARY PUBLIC

My Commission Expires

