

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW22149
Blueberry Ln
Resurface from Gayfer Rd Ext
to EOM
05-46-01-11-0-000-001.003
Tract No. 1 *jfc*

**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), **Fairhope Single Tax Corporation**, 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:

A part of the Southeast Quarter and a part of the Southwest Quarter of Section 11, Township 6 South, Range 2 East, identified as Tract Number 1 on the Blueberry Ln, Project No. HW22149 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a purported Southeast corner of the Southwest Quarter of Section 11, Township 6 South, Range 2 East, in Baldwin County, Alabama;

Thence N89°46'9"W along the south line of said Quarter/Quarter a distance of 29.47 feet to a point;

Thence N0°21'46"E a distance of 29.83 feet to a capped rebar found on the acquired right-of-way line at the grantor's Southwest property corner, being the Point of Beginning;

Thence N0°13'38"E along the acquired right-of-way line a distance of 630.65 feet to capped rebar found;

Thence N0°33'47"E along the acquired right-of-way line a distance of 393.39 feet to a capped rebar found;

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. 7/7/2022 1:01 PM
TOTAL \$ 0.00
6 Pages

2010106



Thence N0°32'9"E along the acquired right-of-way line a distance of 270.57 feet to a capped rebar found;

Thence N0°26'58"E along the acquired right-of-way line a distance of 329.92 feet to a point, monument to be set;

Thence S89°39'31"E along the acquired right-of-way line a distance of 59.66 feet to a point on the grantor's east property line, monument to be set;

Thence S0°23'36"W along the acquired right-of-way line a distance of 1,624.66 feet to the grantor's Southeast property corner, monument to be set;

Thence N89°31'50"W along the acquired right-of-way line a distance of 60.00 feet to the grantor's Southwest property corner, being the Point of Beginning of the property herein conveyed and containing 2.263 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.

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 05 day of July, 2022.

Fairhope Single Tax Corporation

By: [Signature]
Lee Turner, Its President

By: [Signature]
Reuben E. Davidson, III, Its Secretary

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Jennifer Evans Sanford, a Notary Public, in and for said County in said State, hereby
certify that Lee Turner, whose name as President of the Fairhope Single Tax Corporation and Reuben E.
Davidson, III, whose name as Secretary of the Fairhope Single Tax Corporation, 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 as such officers and with full authority, executed the same voluntarily for
and as the act of corporation.

Given under my hand and official seal this 05 day of July, 2022.

[Signature]
NOTARY PUBLIC

Commission Expires: _____



GRANTEE'S ADDRESS:

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

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

BLUEBERRY LN
RESURFACE FROM GAYFER RD EXT TO EOM
PROJECT NO. HW22149
BALDWIN COUNTY, ALABAMA
TRACT 1

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

6th day of July, 2022.

Fairhope Single Tax Corporation

Lee Turner
Lee Turner, Its President

Reuben E. Davidson III
Reuben E. Davidson III, Its Secretary

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

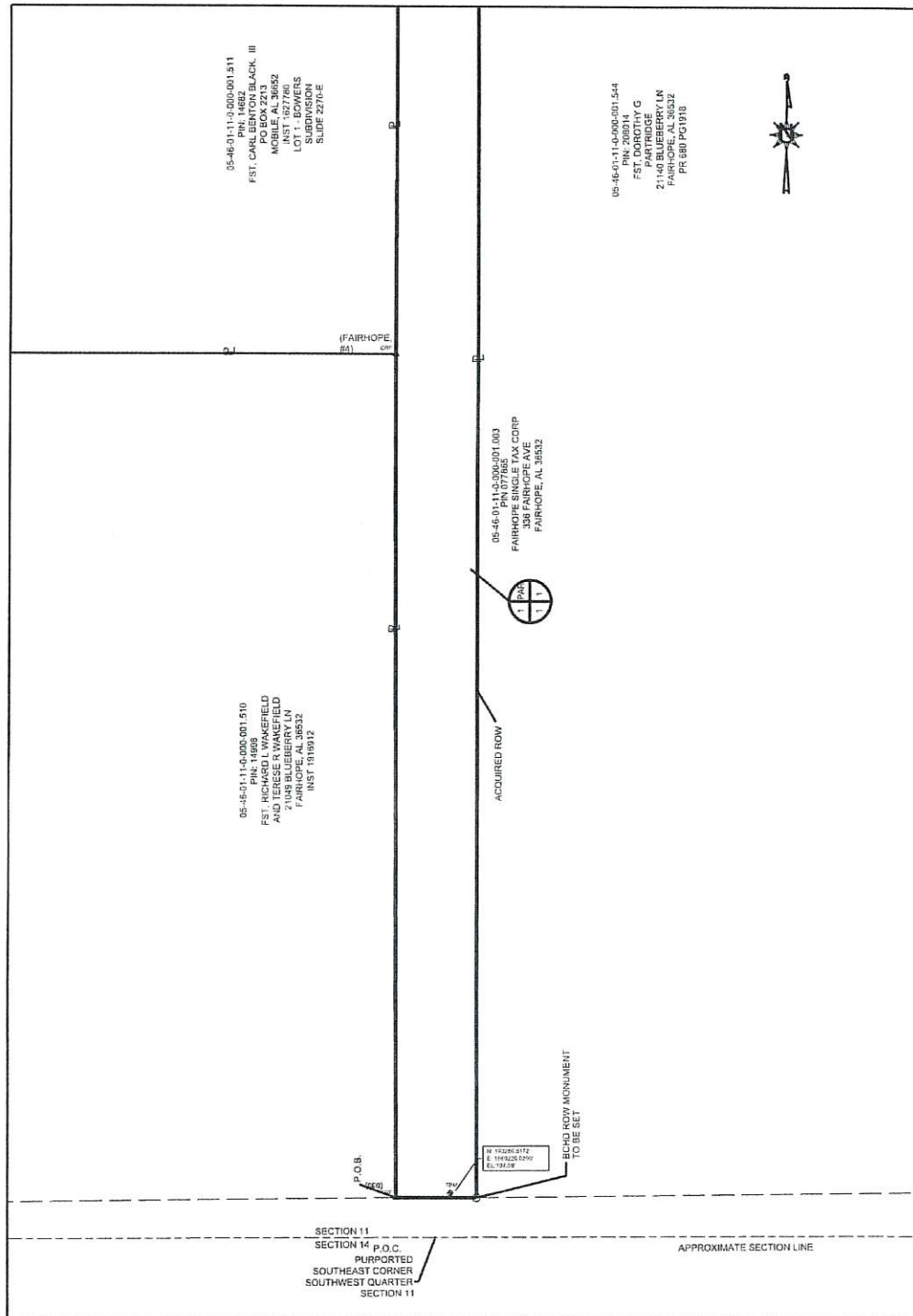
I, Jennifer Evans Sanford, a Notary Public, in and for said County in said State, hereby certify that Lee Turner and Reuben E. Davidson, III, whose names as President and Secretary of the Fairhope Single Tax Corporation are signed to the foregoing conveyance and who are known to me, acknowledged before 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 6th day of July, 2022.

Jennifer Evans Sanford
NOTARY PUBLIC

My Commission Expires

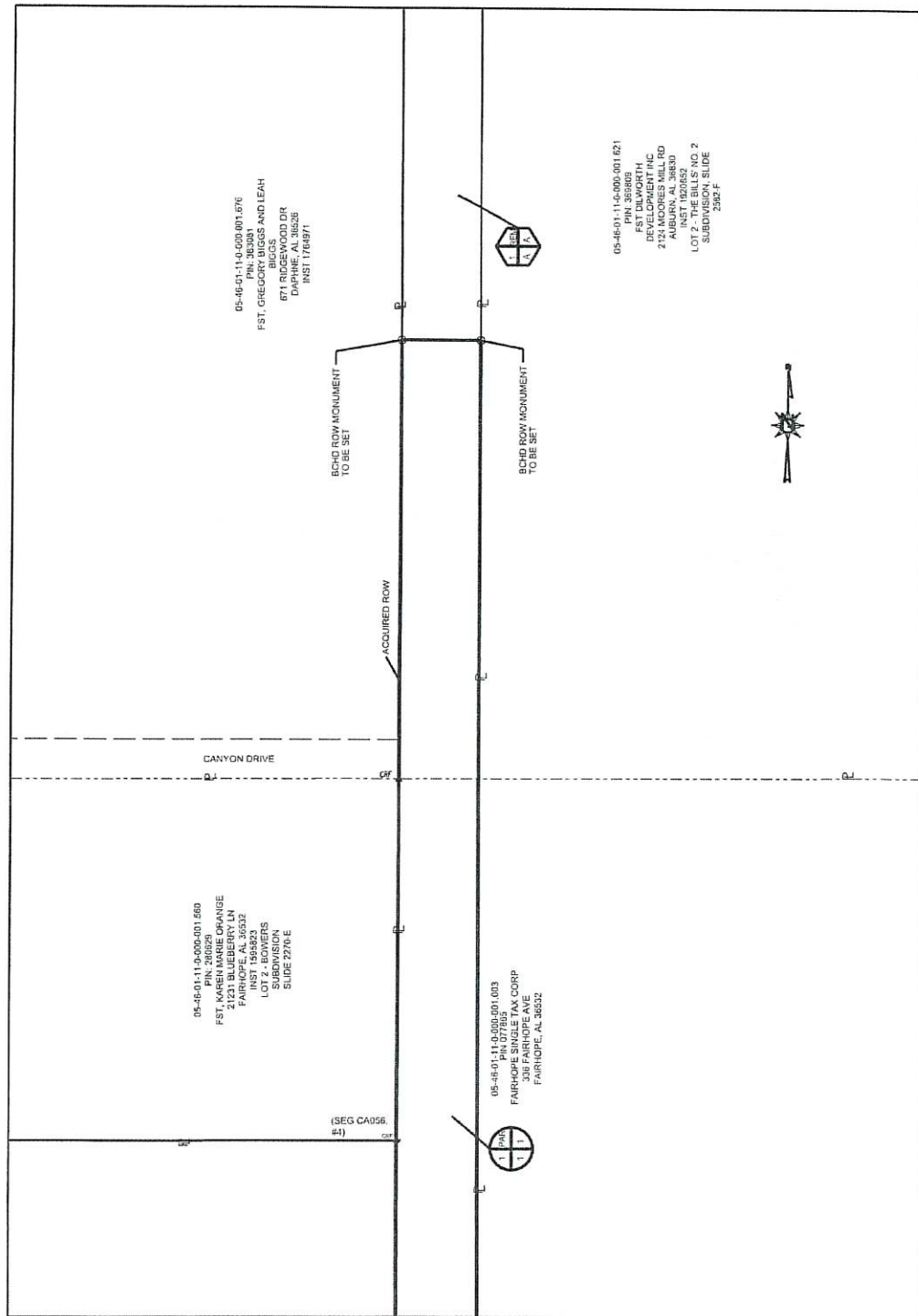




THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	HW22149
OWNER	FAIRHOPE SINGLE TAX	COUNTY	BALDWIN
TOTAL ACREAGE	2.718	SCALE:	1"=100'
R.O.W. REQUIRED	2.263	DATE:	07-01-2022
PRESRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 2
REMAINDER	0.455		



MATCH SHEET 1 OF 2

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	HW22149
OWNER	FAIRHOPE SINGLE TAX	COUNTY	BALDWIN
TOTAL ACREAGE	2.718	SCALE:	1"=100'
R.O.W. REQUIRED	2.263	DATE;	07-01-2022
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 2
REMAINDER	0.455		