

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

STATE OF ALABAMA     )  
COUNTY OF BALDWIN    )

Project No. 0221319  
Bemis Lane  
AFM Bemis Lane from end of  
maintenance north 0.19 miles  
05-49-09-32-0-000-004.009  
Tract No. 4

HP

**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), James H. King and Linda King, husband & 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:

**A part of the West Half of the Northwest Quarter of the Southeast Quarter of Section 32, Township 6 South, Range 5 East, identified as Tract Number 4 on Bemis Lane, Project No. 0221319 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at a railroad spike found at the southeast corner of the Southeast Quarter of Section 32, Township 6 South, Range 5 East, in Baldwin County, Alabama;

Thence S89°59'50"W along the south line of said Section a distance of 2001.98 feet to a point;

Thence N0°0'00"W leaving said south Section line a distance of 1365.72 feet to a capped rebar found at the grantor's southeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N89°40'25"W along the grantor's south property line a distance of 27.13 feet to a point on the acquired R/W line;

Thence N0°1'24"E along the acquired R/W line a distance of 500.89 feet to a point on the grantor's north property line;

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. 7/21/2020 8:08 AM  
TOTAL \$ 0.00  
5 Pages

1843953



Thence S89°37'48E along the grantor's north property line a distance of 29.41 feet to the grantor's northeast property corner;

Thence S0°17'06"W along the grantor's east property line a distance of 500.86 feet to the Point of Beginning of the property herein conveyed and containing 0.325 acres, more or less.

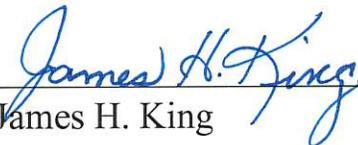
And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**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 July, 2020.

  
James H. King

  
Linda King

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

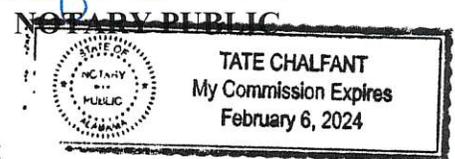
STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that James H. King and Linda King, 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 July, 2020.

Tate Chalfant



Commission Expires:

GRANTEE'S ADDRESS:

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

**ACKNOWLEDGEMENT OF FUNDING  
AND WAIVER OF RIGHTS  
TO APPRAISAL AND JUST COMPENSATION**

**Bemis Lane  
AFM from EOM north 0.19 miles  
Project No. 0221319  
Tract No. 4**

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) understand that donation of said right-of-way (R/W) in no way ensures acceptance of maintenance of the road by the County Commission.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 17 day of July, 2020.

  
James H. King

  
Linda King

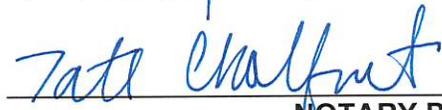
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STATE OF ALABAMA            )

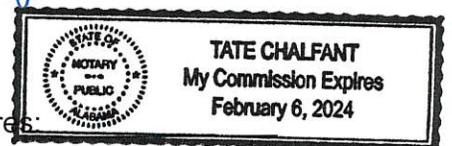
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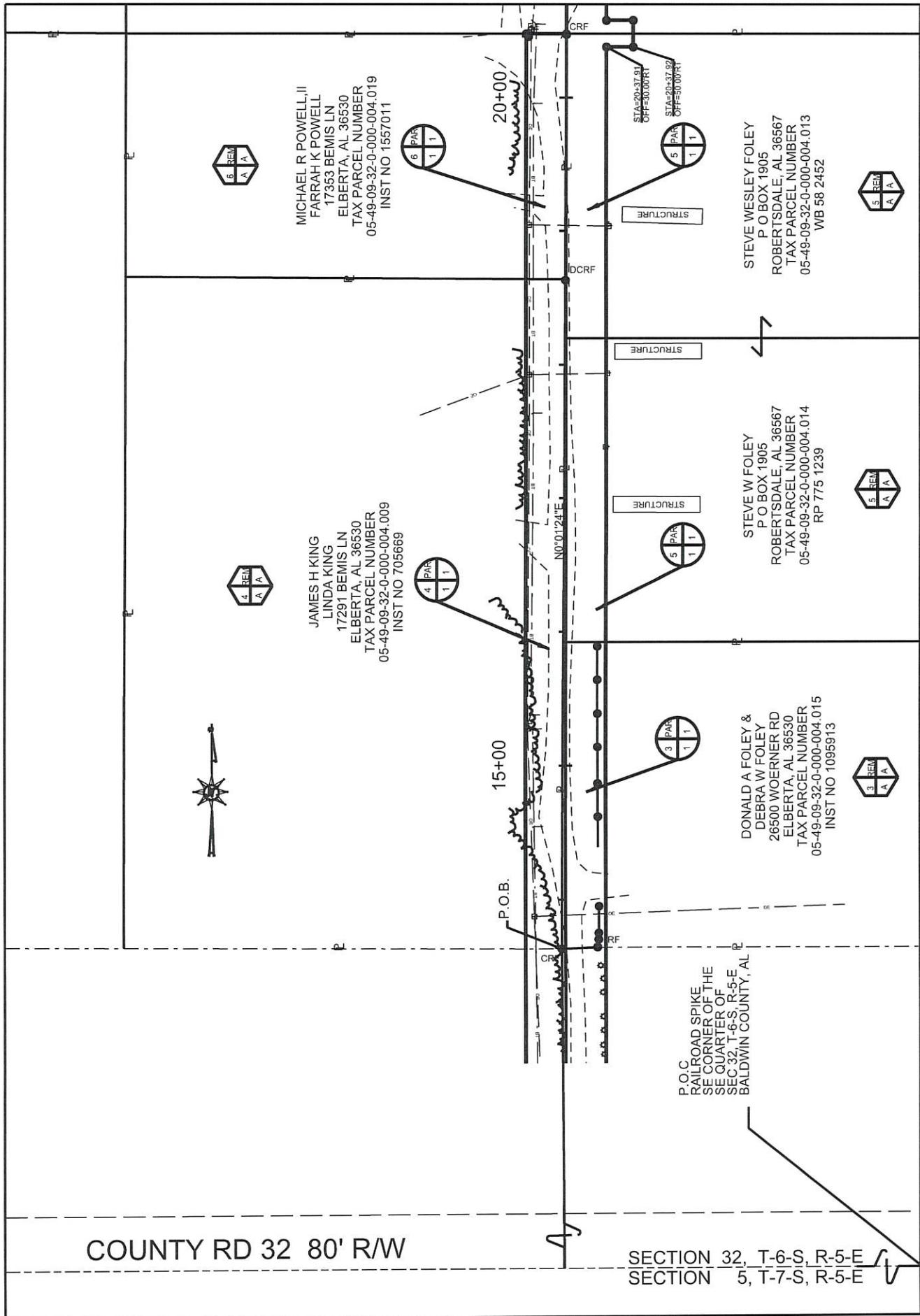
  
NOTARY PUBLIC

My Commission Expires:



GRANTEE'S MAILING ADDRESS:

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



COUNTY RD 32 80' R/W

SECTION 32, T-6-S, R-5-E  
SECTION 5, T-7-S, R-5-E

THIS IS NOT A BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	<u>4</u>	PROJECT NO.	<u>0221319</u>
OWNER	<u>JAMES &amp; LINDA KING</u>	COUNTY	<u>BALDWIN</u>
TOTAL ACREAGE	<u>3.771</u>	SCALE:	<u>1"=100'</u>
R.O.W. REQUIRED	<u>0.325</u>	DATE:	<u>07-03-2020</u>
PRESCRIPTIVE R.O.W.	<u>N/A</u>	REVISED:	<u>N/A</u>
T.C.E. REQUIRED	<u>N/A</u>	SHEET :	<u>1 OF 1</u>
REMAINDER	<u>3.446</u>		