

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 3/11/2020 12:23 PM  
TOTAL \$ 0.00  
5 Pages

1816646

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



STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0212719  
South Boulevard  
G, D, B & Pave South Blvd from  
West Blvd to County Road 55  
05-47-02-10-4-000-007.000  
Tract No. 21

**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), Alton W. Wilson and Rhonda D. Wilson, 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:

**A part of the Northwest Quarter of the Southeast Quarter of Section 10, Township 6 South, Range 3 East, identified as Tract 21 on the South Boulevard Dirt Road Paving Project No. 0212719 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the purported northwest corner of the Northwest Quarter of the Southeast Quarter of Section 10, Township 6 South, Range 3 East, in Baldwin County, Alabama;

Thence S89°54'49"E along the north line of said Quarter/Quarter a distance of 503.58 feet to a point;

Thence S0°0'0"W leaving the north line of said Quarter/Quarter a distance of 13.50 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°54'49"E along the grantor's north property line a distance of 173.35 feet to the grantor's northeast property corner;

GRANTEE'S ADDRESS:

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

Thence S0°43'59"W along the grantor's east property line a distance of 16.01 feet to a point on the acquired R/W line;

Thence N89°55'28"W along the acquired R/W line a distance of 166.58 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 41+72.23);

Thence N89°53'8"W parallel to project centerline along a curve to the right having a radius of 5030 and along the acquired R/W line a distance of 6.78 feet to a point on the grantor's west property line;

Thence N0°47'50"E along the grantor's west property line a distance of 16.04 feet to the Point of Beginning of the property herein conveyed and containing 0.064 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.

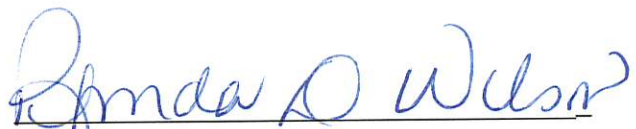
**TO HAVE AND TO HOLD**, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

**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 6 day of March, 2020.

  
Alton W. Wilson

  
Rhonda D. Wilson

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 Alton W. Wilson and Rhonda D. Wilson, 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 our hands and official seal this 6 day of March, 2020.

Tate Chalfant  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



GRANTEE'S ADDRESS:

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

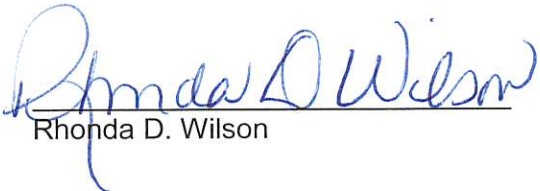
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION  
AND RIGHT-OF-ENTRY

G, D, B & PAVE SOUTH BOULEVARD  
FROM WEST BLVD TO COUNTY ROAD 55  
PROJECT NO. 0212719  
BALDWIN COUNTY, ALABAMA  
TRACT 21

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 6 day of March, 2020.

  
Alton W. Wilson

  
Rhonda D. Wilson

ACKNOWLEDGMENT

STATE OF ALABAMA )

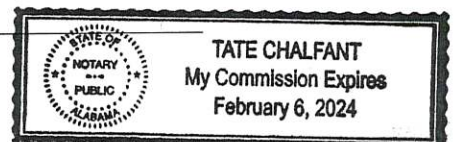
COUNTY OF BALDWIN )

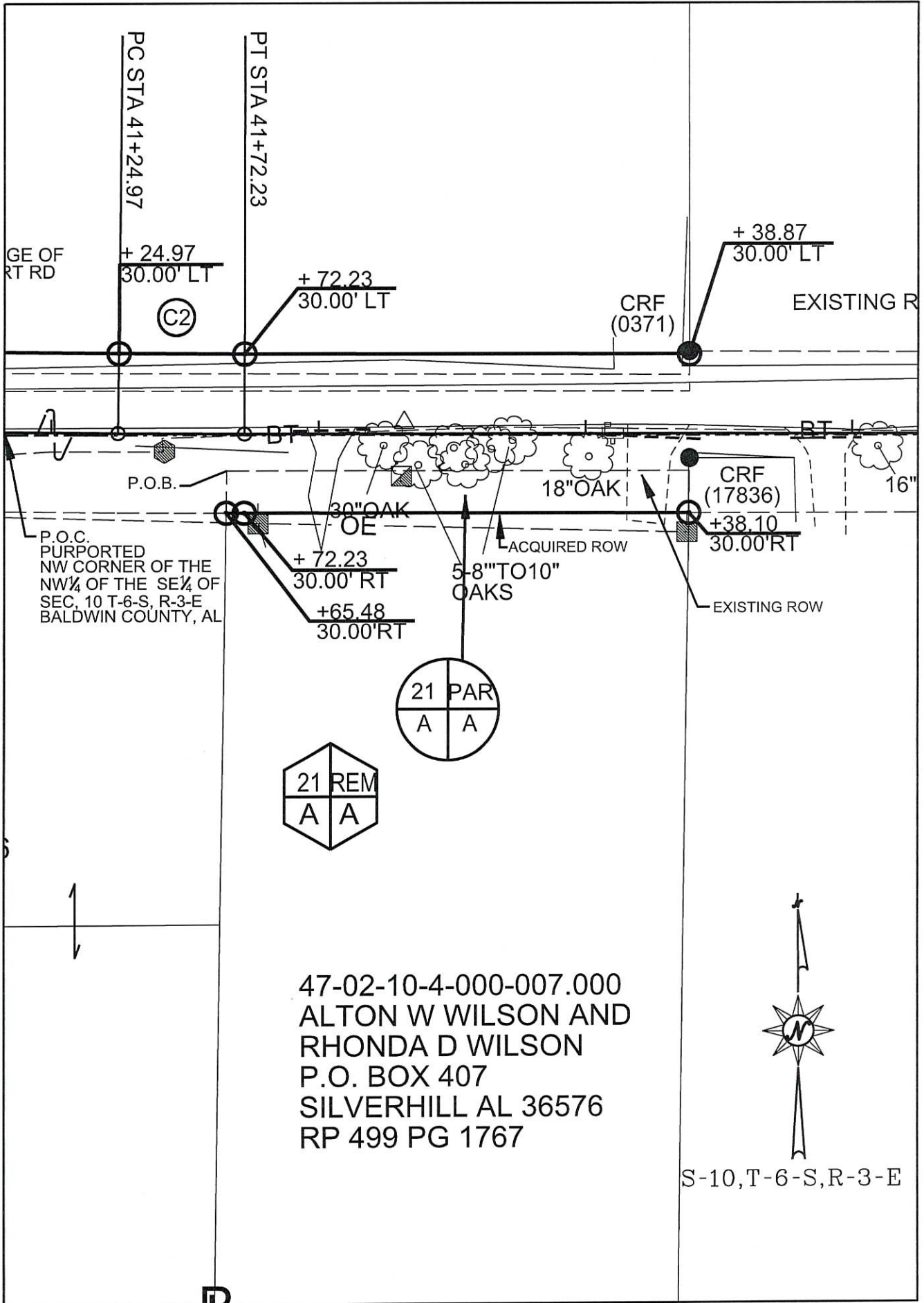
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Given under my hand and official seal this 6 day of March, 2020.

  
NOTARY PUBLIC

My Commission Expires





47-02-10-4-000-007.000  
 ALTON W WILSON AND  
 RHONDA D WILSON  
 P.O. BOX 407  
 SILVERHILL AL 36576  
 RP 499 PG 1767

S-10,T-6-S,R-3-E

THIS IS NOT A  
 BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	<u>21</u>	PROJECT NO.	<u>0212719</u>
OWNER	<u>ALTON W &amp; RHONDA D WILSON</u>	COUNTY	<u>BALDWIN</u>
TOTAL ACREAGE	<u>5.183</u>	SCALE:	<u>1"=50'</u>
R.O.W. REQUIRED	<u>0.064</u>	DATE:	<u>01-07-2020</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>5.119</u>		