

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW08392

Boros Rd

G, D, B & Pave from Frank Rd to

Comstock Rd

05-53-01-12-0-000-005.000

05-53-01-12-0-000-005.001

Tract No. 15

Rev.1

LT

2200973

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 07/24/2025 01:25 PM
TOTAL \$0.00 8 Pages



**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), **Jerald Ernest Kichler and Teresa Johnson Kichler aka Jerald E. Kichler and Teresa J. Kichler, 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 Northwest Quarter and a part of the Southwest Quarter of Section 12, Township 7 South, Range 5 East, identified as Tract Number 15 on the Boros Rd, Project No. HW08392 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a 1/2 inch rebar found at the southwest corner of the Southwest Quarter of Section 12, Township 7 South, Range 5 East, in Baldwin County, Alabama, and being the Point of Beginning of the property herein to be conveyed;

Thence N00°04'46"E along the grantor's west property line a distance of 3,985.52 feet to the grantor's northwest property corner;

Thence S89°57'36"E along the grantor's north property line a distance of 30.00 feet to a point on the acquired right-of-way line;

Thence S00°04'46"W along the acquired right-of-way line a distance of 3,985.52 feet to a point on the grantor's south property line;

Thence N89°57'47"W along the grantor's south property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 2.744 acres, more or less.

GRANTEE'S ADDRESS:

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

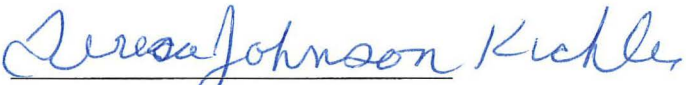
TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

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 18th day of July, 2025.


Jerald Ernest Kichler
aka Jerald E. Kichler


Teresa Johnson Kichler
aka Teresa J. Kichler

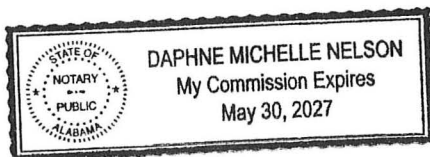
ACKNOWLEDGMENT

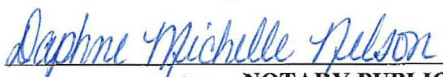
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Daphne Michelle Nelson, a Notary Public, in and for said County in said State, hereby certify that Jerald Ernest Kichler and Teresa Johnson Kichler aka Jerald E. Kichler and Teresa J. Kichler, 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 18th day of July, 2025.



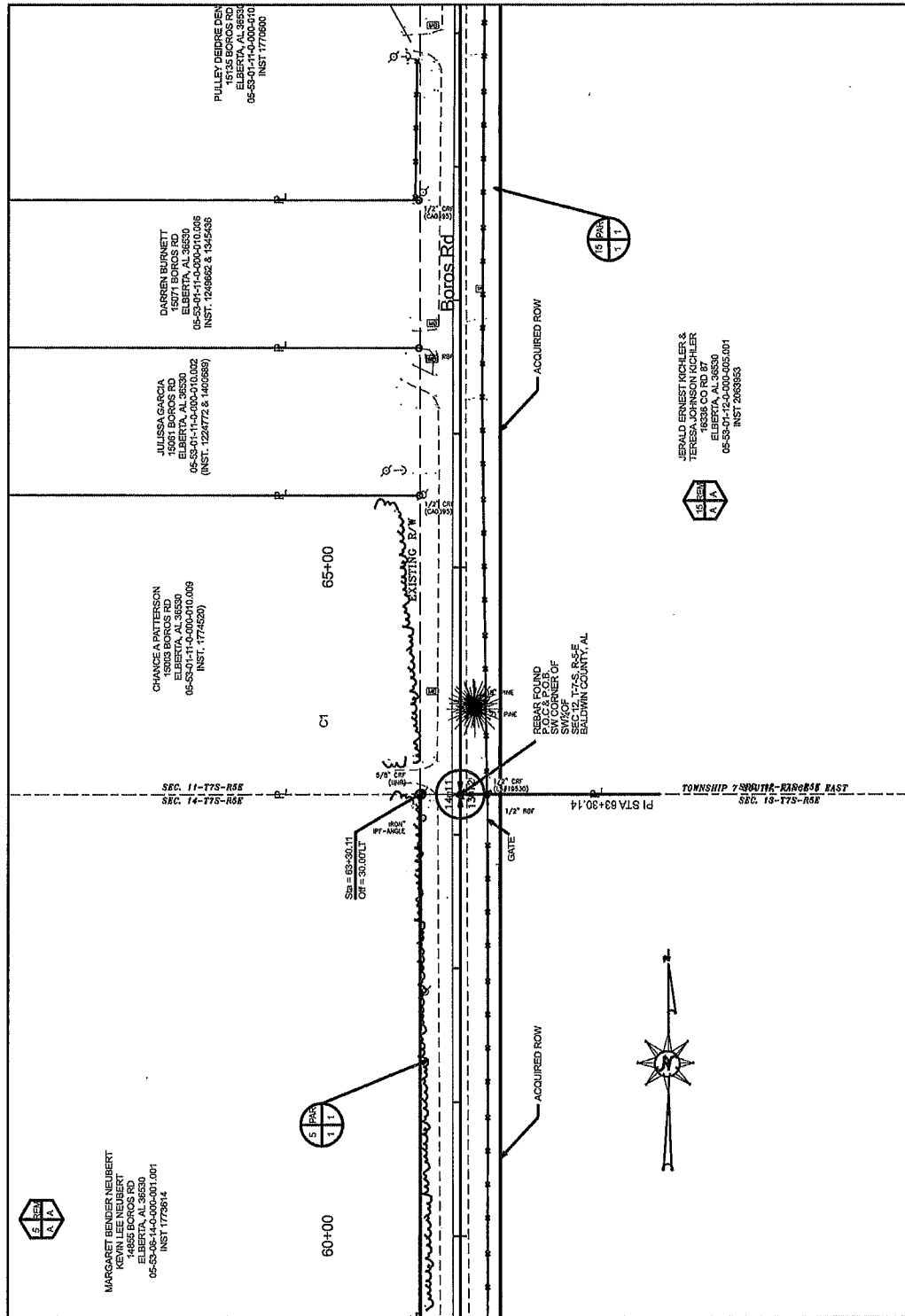

NOTARY PUBLIC

Commission Expires: May 30, 2027

GRANTEE'S ADDRESS:

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

MATCH SHEET 2 OF 6

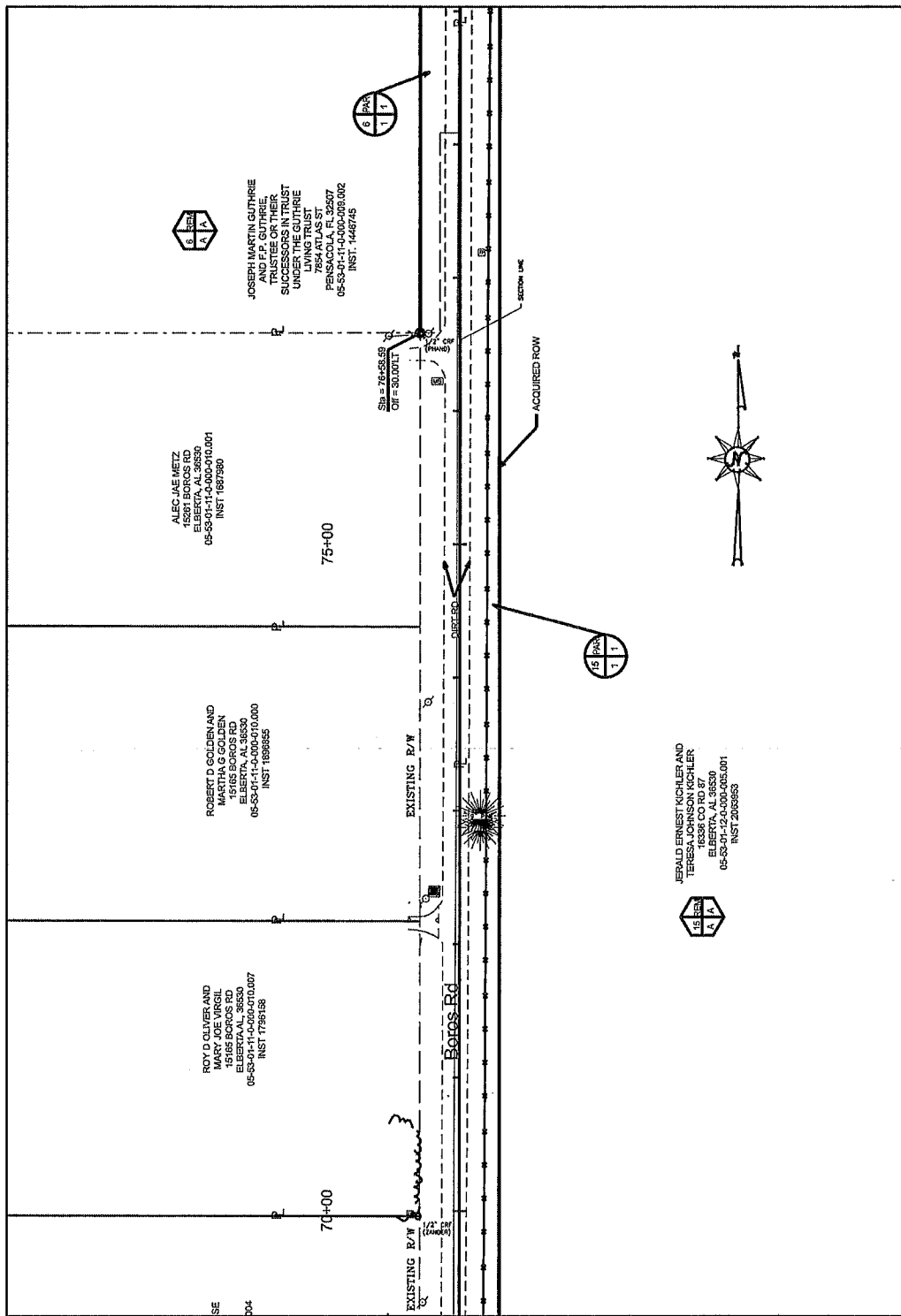


THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	15	PROJECT NO.	HW08392
OWNER	JERALD & TERESA KICHLER	COUNTY	BALDWIN
TOTAL ACREAGE	118.648	SCALE:	1"=100'
R.O.W. REQUIRED	2.744	DATE;	08-23-2022
PRESCRIPTIVE R.O.W.	N/A	REVISED:	6-6-2025
P.D.E. REQUIRED	0.585	SHEET :	1 OF 6
REMAINDER	115.904		

MATCH SHEET 3 OF 6



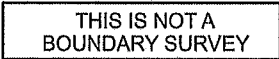
MATCH SHEET 1 OF 6

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COUNTY OF BALDWIN

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PREScriptive R.O.W.	N/A	REVISED:	02-01-2024
P.D.E. REQUIRED	0.585	SHEET :	2 OF 6
REMAINDER	115.904		

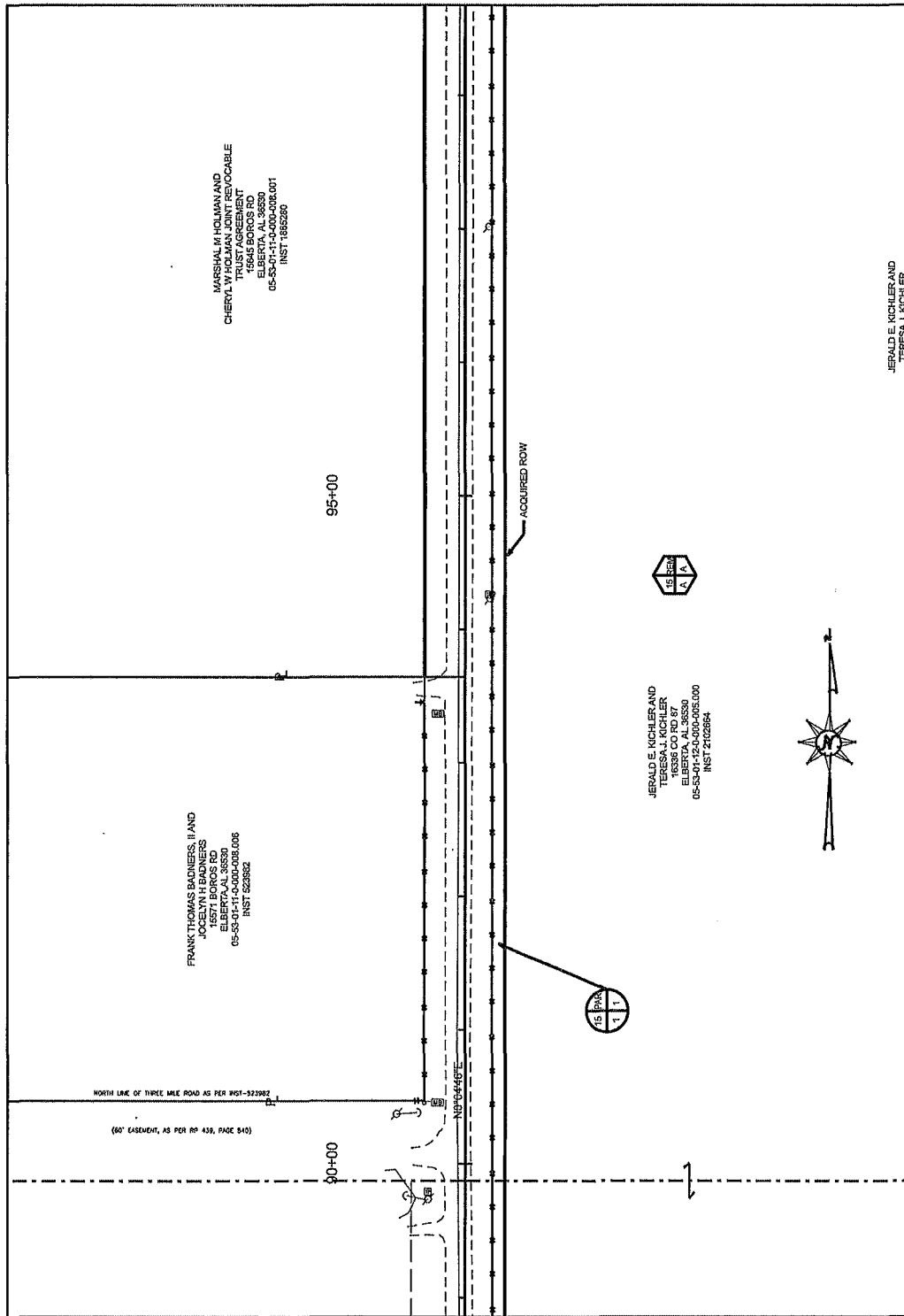
MATCH SHEET 6 OF 6



COUNTY OF BALDWIN

TRACT NO.	15	PROJECT NO.	HW08392
OWNER	JERALD & TERESA KICHLER	COUNTY	BALDWIN
TOTAL ACREAGE	118.648	SCALE:	1"=100'
R.O.W. REQUIRED	2.744	DATE;	2-1-2024
PRESCRIPTIVE R.O.W.	N/A	REVISED:	6-6-2025
P.D.E. REQUIRED	0.585	SHEET :	3 OF 6
REMAINDER	115.904		

MATCH SHEET 5 OF 6

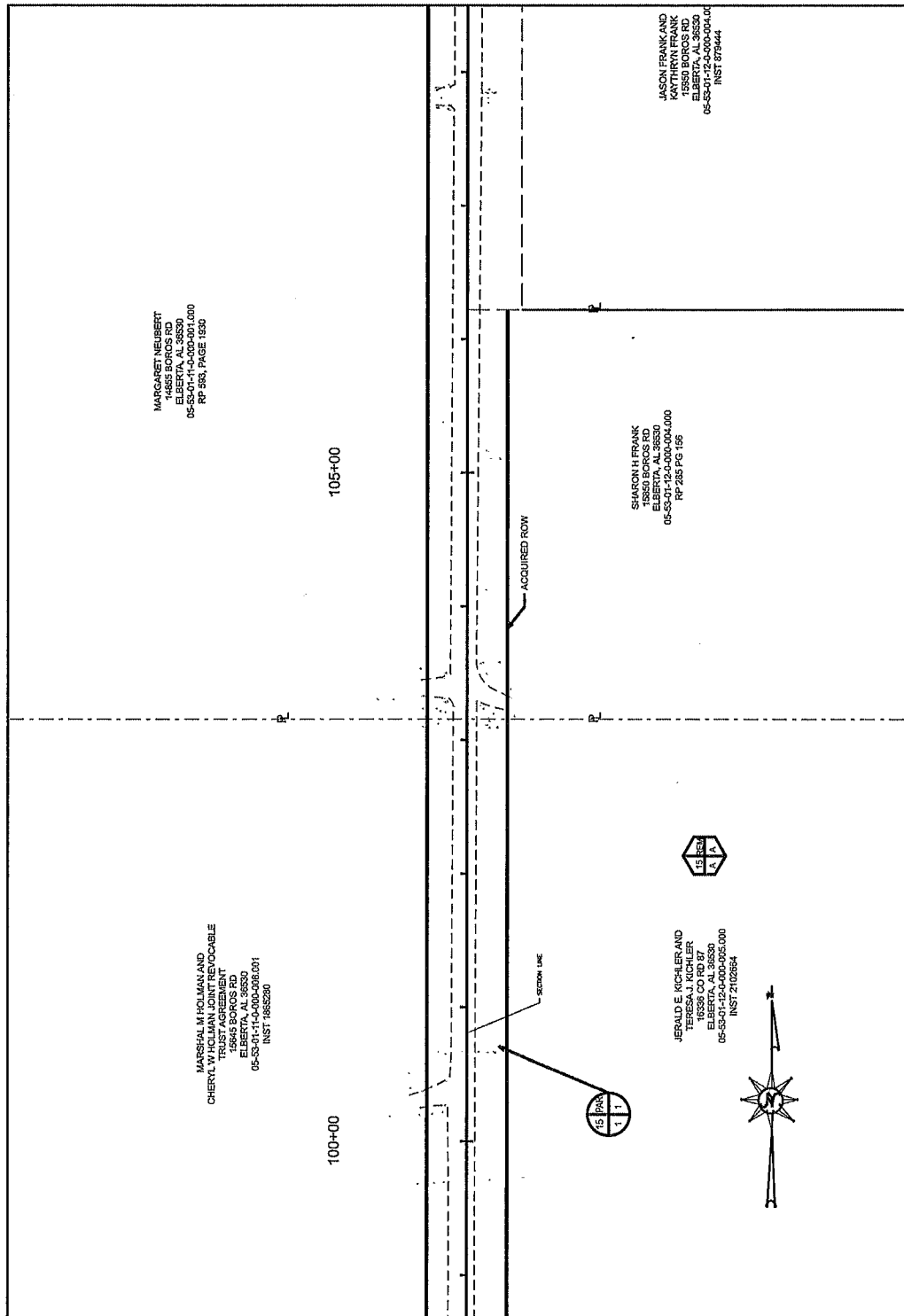


MATCH SHEET 3 OF 6

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PREScriptive R.O.W.	N/A	REVISED:	02-01-2024
P.D.E. REQUIRED	0.585	SHEET :	4 OF 6
REMAINDER	115.904		



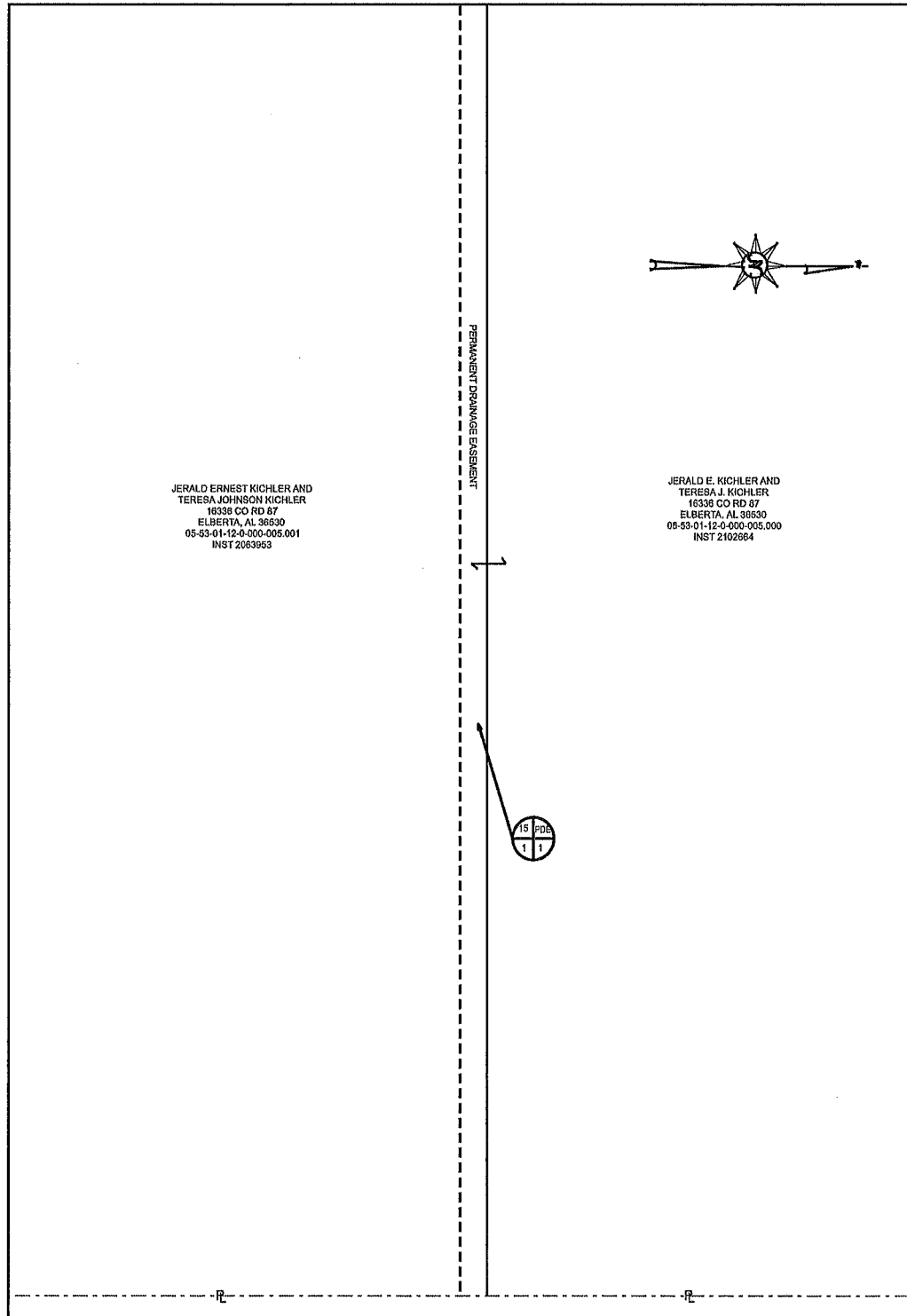
MATCH SHEET 4 OF 6

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REMAINDER	115.904		

MATCH SHEET 6 OF 6



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REMAINDER	115.904		