

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0220919 / HW19209000
Sonnie Lynn Lane
AFM from EOM North 0.57 Miles
05-40-09-30-0-000-011.000
Tract No. 3 & 3A

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Baldwin County, Alabama, by and through the Baldwin County Commission, a political subdivision of the State of Alabama, hereinafter referred to as the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration this day paid to Grantor by Belle Fountain Land Company, LLC, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does hereby REMISE, RELEASE, QUITCLAIM AND CONVEY unto the Grantee, all of Grantor’s right, title, interest and claim in and to the following described real property, subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in Baldwin County, Alabama, to wit:

A part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 5 South, Range 5 East, identified as Tracts Number 3 and 3A on Sonnie Lynn Lane, Project No. 0220919 / HW19209000 in Baldwin County, Alabama and being more fully described as follows:

Tract 3, Parcel 1 of 1:

Commencing at the purported southwest corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 5 South, Range 5 East, in Baldwin County, Alabama (the grantor’s southwest property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the grantor’s west property line a distance of 1334 feet, more or less, to the grantor’s northwest property corner;

Thence run easterly along the grantor’s north property line a distance of 28 feet, more or less, to a point on the acquired R/W line;

Thence run southerly along the acquired R/W line a distance of 1334 feet, more or less, to a point on the grantor's south property line;

Thence run westerly along the grantor's south property line a distance of 25 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.815 acres, more or less.

Tract 3A, Parcel 1 of 1:

Commencing at the purported southwest corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 5 South, Range 5 East, in Baldwin County, Alabama;

Thence run easterly along the south line of said Quarter/Quarter a distance of 25 feet, more or less, to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the grantor's west property line a distance of 874 feet, more or less, to a point on the acquired R/W line;

Thence run southeasterly along a curve to the left a distance of 38 feet, more or less, to a point (said point is offset 30 feet right of and perpendicular to project centerline at station 30+01.95);

Thence run southeasterly along the acquired R/W line a distance of 118 feet, more or less, to a point (said point is offset 30 feet right of and perpendicular to project centerline at station 28+83.50);

Thence run southerly along a curve to the right a distance of 50 feet, more or less, to a point (said point is offset 30 feet right of and perpendicular to project centerline at station 28+39.68);

Thence run southerly along the acquired R/W line a distance of 678 feet, more or less, to a point on the grantor's south property line;

Thence run westerly 35 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.606 acres, more or less.

And as shown on the correction right of way map of record in the Baldwin County Highway Department, as an aid to persons and entities interested therein.

TO HAVE AND TO HOLD unto the said Grantee, or its successors and assigns for FOREVER.

GRANTOR'S ADDRESS:

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

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by its duly authorized representative on this the _____ day of _____, 2022.

BALDWIN COUNTY, ALABAMA,
by and through the Baldwin County Commission,
a political subdivision of the State of Alabama

By: _____
James E. Ball
Chairman of Baldwin County Commission

Attest:

By: _____
Ronald J. Cink
Budget Director

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, _____, a Notary Public, in and for said County in said State, hereby certify that James E. Ball, whose name as Chairman of the County Commission of BALDWIN COUNTY, ALABAMA, a political subdivision of the State of Alabama, and Ronald J. Cink, whose name as Budget Director, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said political subdivision .

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

NOTARY PUBLIC

My Commission Expires: _____