

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. HW22023
Pilgrim Rd
G, D, B & Pave from Elberta City Limits
to EOM
05-53-09-30-0-000-029.000
Tract No. 3

mm

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), Charles A. Eckman Sr, a unmarried man, 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 Southwest Quarter the Southeast Quarter of Section 30, Township 7 South, Range 5 East, identified as Tract Number 3 on the Pilgrim Rd, Project No. HW22023 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the Southeast corner of the Southeast Quarter of Section 30, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence S89°55'1"W leaving the east line of said section a distance of 1,584.35 feet to the Point of Beginning of the property herein to be conveyed;

Thence continue S89°55'1"W along the grantor's south property line a distance of 1,092.99 feet to the grantor's Southwest property corner;

Thence N0°19'38"W along the grantor's west property line a distance of 30.00 feet to a point on the acquired right-of-way 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. 5/10/2022 2:39 PM
TOTAL \$ 0.00
7 Pages

1997986



Thence N89°55'1"E along the acquired right-of-way line a distance of 1,093.11 feet to a rebar found on the grantor's east property line (said point is offset 30.00 feet right of and perpendicular to project centerline at station 13+73.35);

Thence S0°4'59"E a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.753 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 6 day of May, 2022.

Charles A. Eckman Sr.
Charles A. Eckman Sr

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby
certify that Charles A. Eckman Sr, whose name is, signed to the foregoing conveyance and who is known to
me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of May, 2022.

Blakely L. Hall
NOTARY PUBLIC

My Commission Expires:
Commission Expires: August 21, 2024

ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

PILGRIM RD
FROM ELBERTA CITY LIMITS TO EOM
PROJECT NO. HW22023
BALDWIN COUNTY, ALABAMA
TRACT 3

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of the fact that this project is not funded and could remain unfunded for some time.

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 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 MAY, 2022.

Charles A. Eckman Sr.
Charles A. Eckman Sr.

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

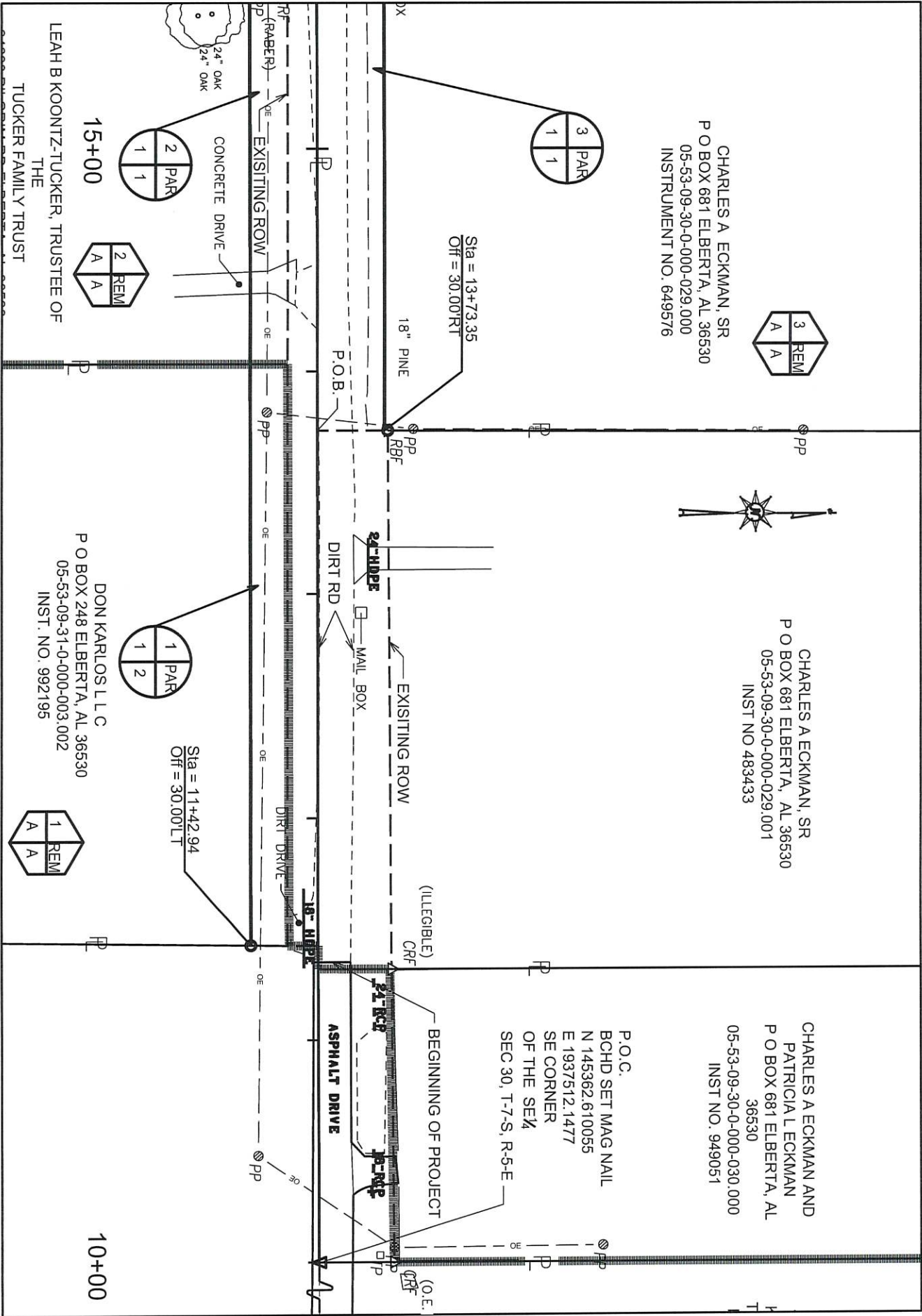
I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby certify that Charles A. Eckman Sr. whose name is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of May, 2022.

Blakely L. Hall
NOTARY PUBLIC

My Commission Expires:
August 21, 2024
My Commission Expires: _____

MATCH SHEET 3 OF 3

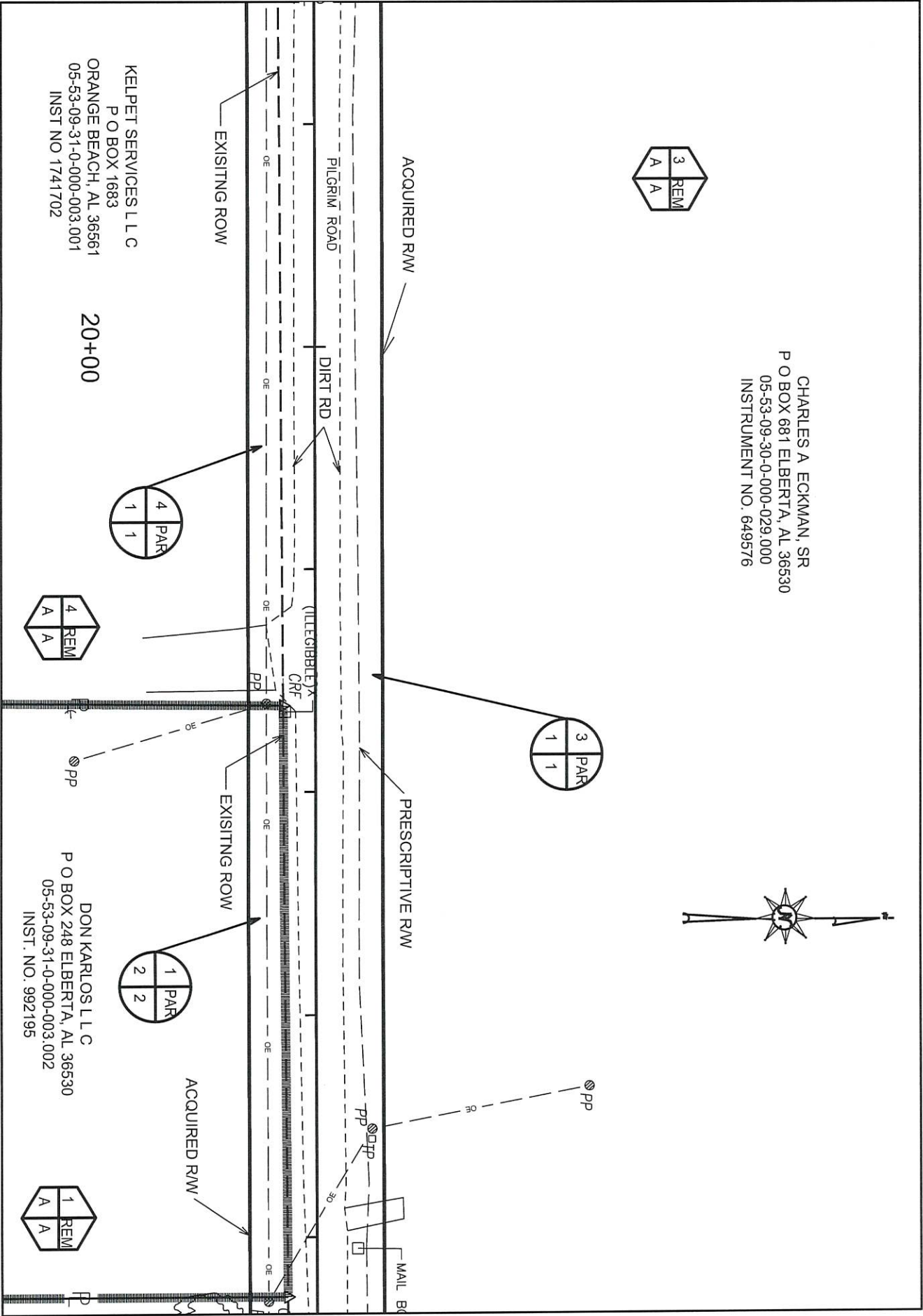


COUNTY OF BALDWIN

TRACT NO. 3
OWNER CHARLES A ECKMAN, SR
TOTAL ACREAGE 39.169
R.O.W. REQUIRED 0.753
PRESCRIPTIVE R.O.W. 0.506
T.C.E. REQUIRED N/A
REMAINDER 38.416

PROJECT NO. HW20023
COUNTY BALDWIN
SCALE: 1"=60'
DATE; 3-25-2022
REVISED: N/A
SHEET : 1 OF 3

MATCH SHEET 3 OF 3



MATCH SHEET 1 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3
OWNER CHARLES A ECKMAN, SR
TOTAL ACREAGE 39.169
R.O.W. REQUIRED 0.753
PREScriptive R.O.W. 0.506
T.C.E. REQUIRED N/A
REMAINDER 38.416

PROJECT NO. HW22023
COUNTY BALDWIN
SCALE: 1"=60'
DATE: 03-25-2022
REVISED: N/A
SHEET : 2 OF 3

PROJECT NO.	HW22023
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	03-25-2022
REVISED:	N/A
SHEET :	3 OF 3