

BALDWIN COUNTY, ALABAMA
 HARRY D'OLIVE, JR. PROBATE JUDGE
 Filed/cert. 7/11/2022 8:02 AM
 TOTAL \$ 0.00
 9 Pages

2010450

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

05-53-09-31-0-000-005.000

Tract No. 12

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), **Christopher B. Fent and Tammy Fent, husband and wife, and Donna M. Lewis, an unmarried woman (life estate interest)**, 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 the Northwest Quarter of Section 31, Township 7 South, Range 5 East, identified as Tract Number 12 on the Pilgrim Rd, Project No. HW22023 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 2:

Commencing at the Northwest corner of the Northwest Quarter of Section 31, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence N89°55'1"E leaving the west line of said section a distance of 710.78 feet to a point;

Thence S0°0'0"W a distance of 19.41 feet to the Point of Beginning of the property herein to be conveyed;

Thence N89°52'14"E along the grantor's north property line a distance of 612.88 feet to a rebar found;

Thence S0°10'6"W along the grantor's east property line a distance of 11.09 feet to a point on the acquired right-of-way line;

Thence S89°55'1"W along the acquired right-of-way line a distance of 612.94 feet to a point;

GRANTEE'S ADDRESS:

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

Thence N0°33'16"E a distance of 10.59 feet to the Point of Beginning of the property herein conveyed and containing 0.153 acres, more or less.

A part of the Northwest Quarter the Northwest Quarter of Section 31, Township 7 South, Range 5 East, identified as Tract Number 12 on the Pilgrim Rd, Project No. HW22023 in Baldwin County, Alabama and being more fully described as follows:

Parcel 2 of 2:

Commencing at the Northwest corner of the Northwest Quarter of Section 31, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence S0°27'18"W a distance of 20.00 feet to a capped rebar being the Point of Beginning of the property herein to be conveyed;

Thence N89°52'9"E along the existing right-of-way line a distance of 500.94 feet to a rebar found;

Thence S0°33'13"W along the grantor's east property line a distance of 10.42 feet to a point;

Thence S89°55'1"W along the acquired right-of-way line a distance of 500.92 feet to a point on the grantor's west property line (said point is offset 29.97 feet left of and perpendicular to project centerline at station 51+41.27);

Thence N0°27'18"E a distance of 10.00 feet to the Point of Beginning of the property herein conveyed and containing 0.117 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.

GRANTEE'S ADDRESS:


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

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 8th day of July, 2022.


Christopher B. Fent


Tammy Fent

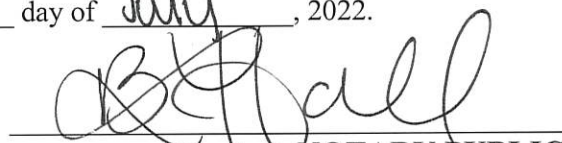
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby certify that Christopher B. Fent and Tammy Fent, 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 8 day of July, 2022.


NOTARY PUBLIC

Commission Expires: My Commission Expires:
August 21, 2024

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 8 day of July, 2022.

Donna M Lewis
Donna M. Lewis

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

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certify that Donna M. Lewis, 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, she executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of July, 2022.

B L Hall
NOTARY PUBLIC

Commission Expires: My Commission Expires:
August 21, 2024

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

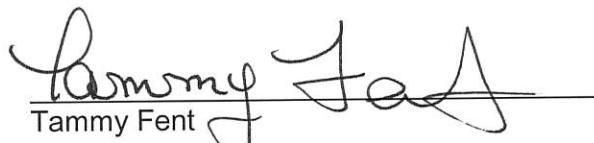
PILGRIM RD
FROM ELBERTA CITY LIMITS TO EOM
PROJECT NO. HW22023
BALDWIN COUNTY, ALABAMA
TRACT 12

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
8 day of July, 2022.


Christopher B. Fent


Tammy Fent

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

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Donna M Lewis
Donna M. Lewis

ACKNOWLEDGMENT

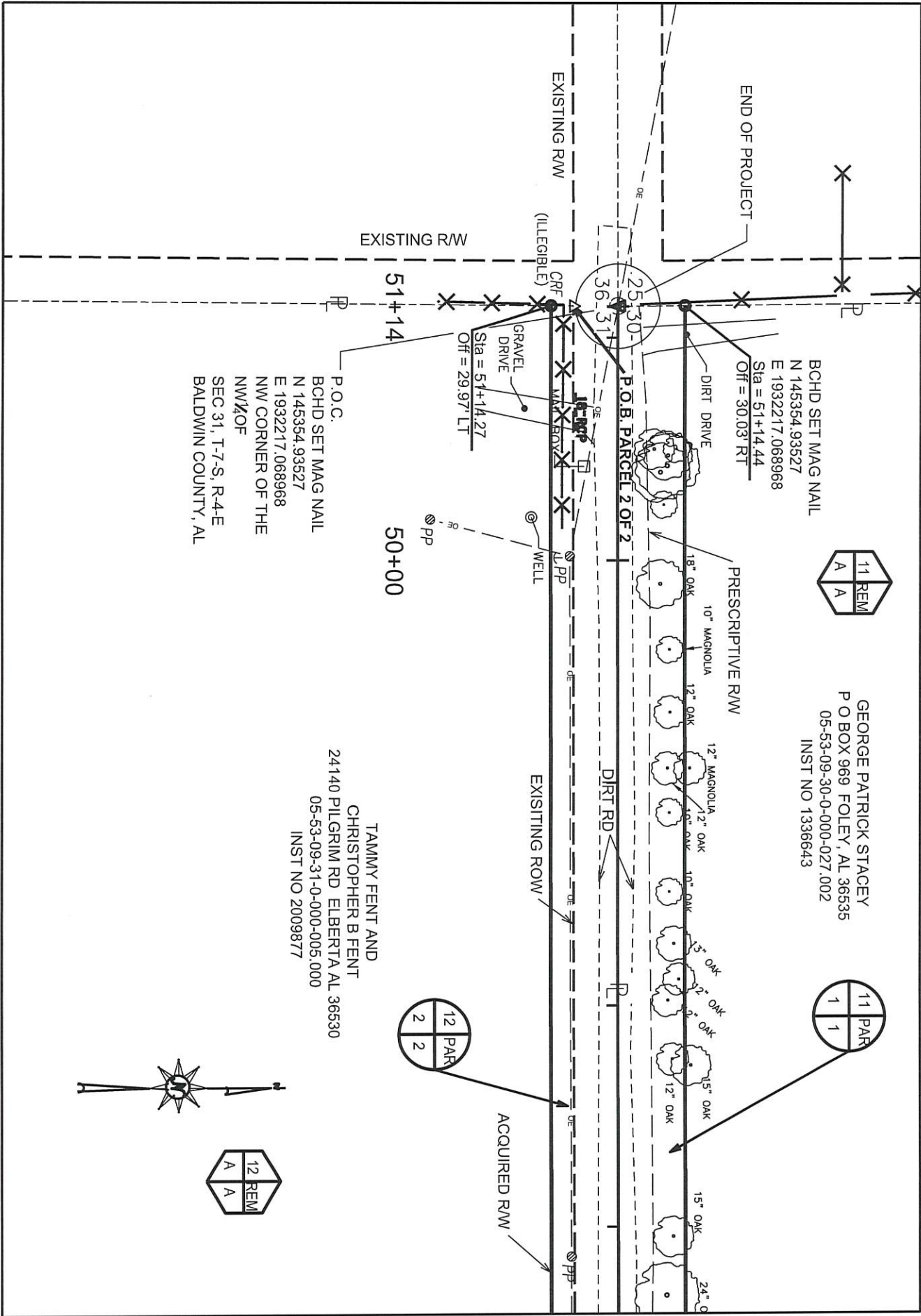
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COUNTY OF BALDWIN)

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Given under my hand and official seal this 8 day of July, 2022.

Blakely L. Hall
NOTARY PUBLIC

My Commission Expires: August 21, 2024

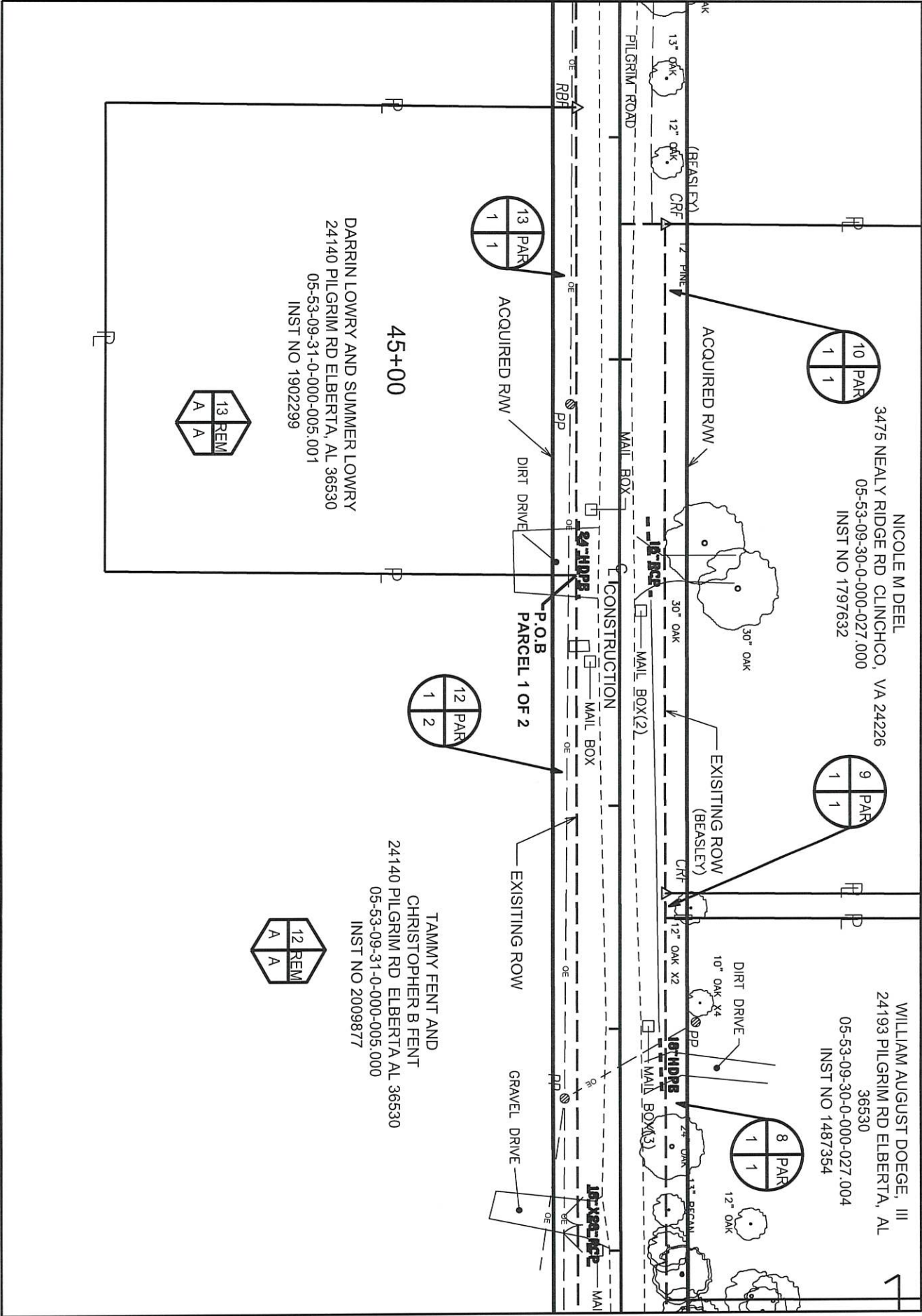


MATCH SHEET 2 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	12 PARCEL 2 OF 2	PROJECT NO.	HW22023
OWNER	TAMMY FENT AND CHRISTOPHER B FENT	COUNTY	BALDWIN
TOTAL ACREAGE	38.624	SCALE:	1"=60'
R.O.W. REQUIRED	0.117	DATE;	03-25-2022
PREScriptive R.O.W.	N/A	REVISED:	07-07-2022
T.C.E. REQUIRED	N/A	SHEET :	1 OF 3
REMAINDER	38.507		



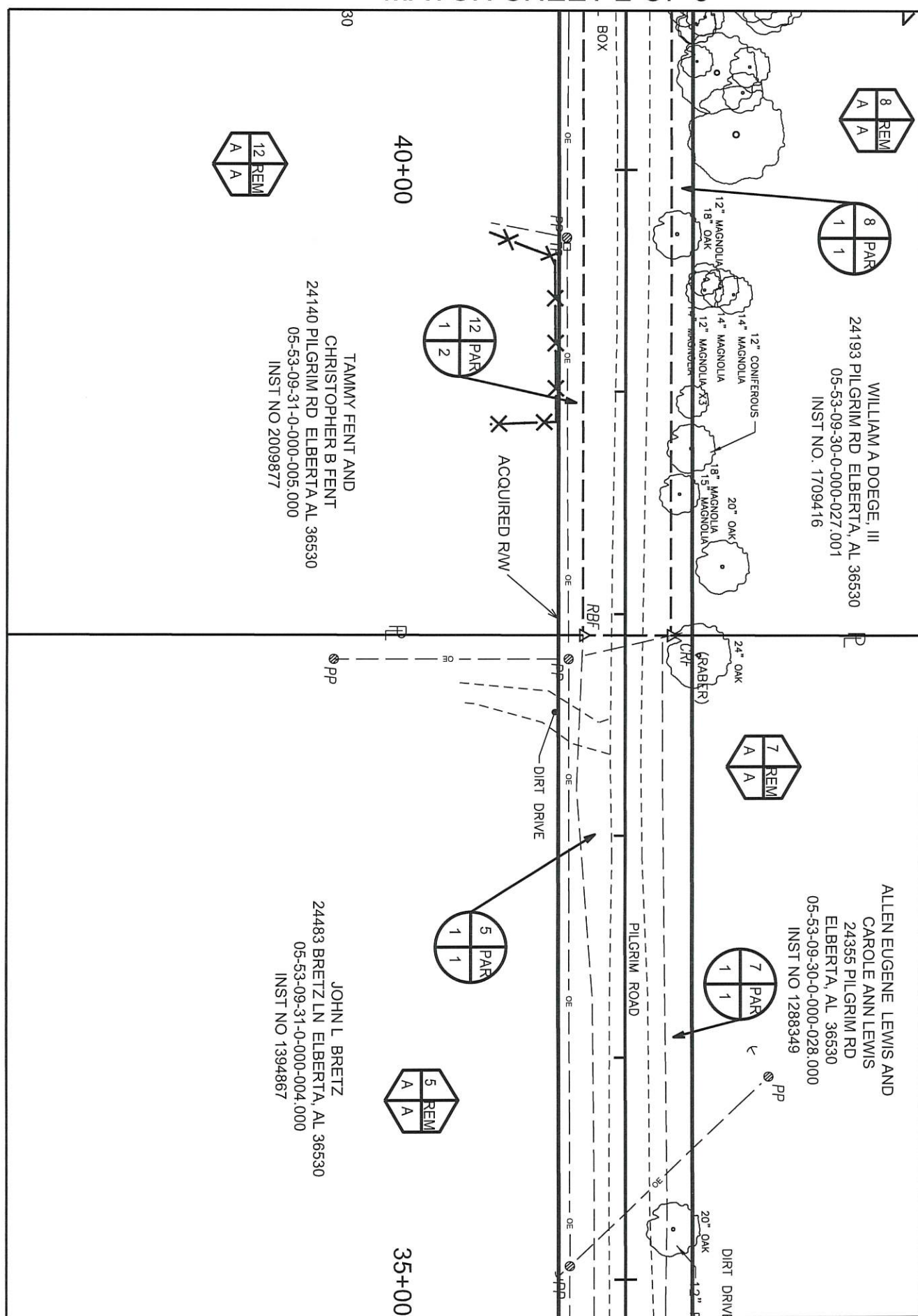
THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 12 PARCEL 1 OF 2
OWNER TAMMY FENT AND CHRISTOPHER B FENT
TOTAL ACREAGE 38.624
R.O.W. REQUIRED 0.153
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 38.471

PROJECT NO. HW22023
COUNTY BALDWIN
SCALE: 1"=60'
DATE: 03-25-2022
REVISED: 07-07-2022
SHEET : 2 OF 3

MATCH SHEET 2 OF 3



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	12 PARCEL 1 OF 2
OWNER	TAMMY FENT AND CHRISTOPHER B FENT
TOTAL ACREAGE	38.624
R.O.W. REQUIRED	0.153
PRESCRIPTIVE R.O.W.	N/A
T.C.E. REQUIRED	N/A
REMAINDER	38.471

PROJECT NO.	HW22023
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	03-25-2022
REVISED:	07-07-2022
SHEET :	3 OF 3