

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

STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. HW22014

Fox Ln

AFM from Carrier Dr S and East 2240'

05-63-02-04-0-000-036.001

Tract No. 6

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), **Brim and Bass Trust dated August 19, 2010**, 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:

**Parcel 1 of 1:**

**A part of the southwest Quarter the Southwest Quarter of Section 4, Township 8 South, Range 6 East, identified as Tract Number 6 on the Fox Ln, Project No. HW22014 in Baldwin County, Alabama and being more fully described as follows:**

Commencing at a crimp top iron pipe found at the southeast corner of Lot 4, Hadley Oaks Subdivision as recorded on Slide 2653-B in the Office of the Baldwin County Judge of Probate, being in the Northwest Quarter of the Southwest Quarter of Regular Section 4, Township 8 South, Range 6 East, in Baldwin County, Alabama, and being the Point of Beginning of the property herein to be conveyed;

Thence N89°41'24"E along the grantor's north property line a distance of 40.00 feet to the grantor's northeast property corner;

Thence S00°05'00"E along the grantor's east property line a distance of 50.26 feet to a point on the acquired right-of-way line (said point is offset 52.75 feet right of and perpendicular to project centerline at Station 23+49.88);

Thence N56°21'02"W along the acquired right-of-way line a distance of 54.17 feet to a point (said point is offset 60.21 feet right of and perpendicular to project centerline at Station 23+15.41);

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. 10/ 4/2022 8:36 AM  
TOTAL \$ 0.00  
6 Pages



2027002

Thence S89°41'24"W along the acquired right-of-way line a distance of 120.00 feet to a point (said point is offset 164.98 feet right of and perpendicular to project centerline at Station 22+86.92);

Thence N00°18'36"W along the acquired right-of-way line a distance of 20.00 feet to a point on the grantor's north property line (said point is offset 158.14 feet right of and perpendicular to project centerline at Station 22+79.73);

Thence N89°41'24"E along the grantor's north property line a distance of 126.16 feet to the Point of Beginning of the property herein conveyed and containing 0.090 acres, more or less.

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

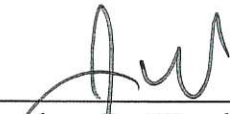
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 26<sup>th</sup> day of September, 2022.

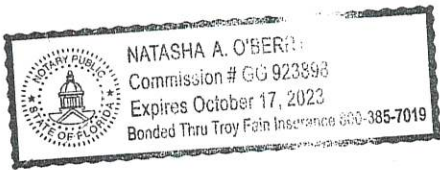
  
Jonathan R. Warriner, as Trustee  
of the Brim and Bass Trust dated  
August 19, 2010


ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF DUVAL )

I, JONATHAN WARRINER — NATASHA O'BERRY, a Notary Public, in and for said County in said State, hereby  
certify that Jonathan R. Warriner, as Trustee of Brim and Bass Trust dated August 19, 2010, 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 26<sup>th</sup> day of SEPTEMBER, 2022.



  
NOTARY PUBLIC  
Commission Expires: 10-17-2023



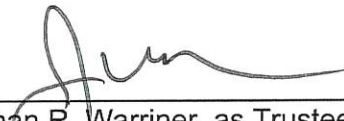
ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS  
TO APPRAISAL AND JUST COMPENSATION  
AND RIGHT-OF-ENTRY

Fox Ln  
AFM from Carrier Dr S and East 2240'  
Project No. HW22014  
Tract No. 6

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 26<sup>th</sup> day of September, 2022.

  
Jonathan R. Warriner, as Trustee of  
The Brim and Bass Trust dated  
August 19, 2010

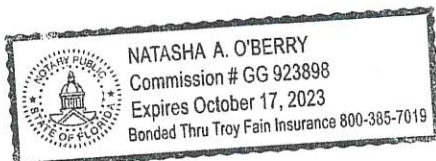
ACKNOWLEDGMENT


STATE OF FLORIDA )

COUNTY OF DUVAL )

I, JONATHAN WARRINER <sup>NATASHA O'BERRY</sup>, a Notary Public, in and for said County in said State, hereby certify that Jonathan R. Warriner, as Trustee of the Brim and Bass Trust dated August 19, 2010, 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 26<sup>th</sup> day of SEPTEMBER 2022.



  
NOTARY PUBLIC

My Commission Expires: 10-17-2023

CERTIFICATION OF TRUST

STATE OF ALABAMA  
COUNTY OF BALDWIN

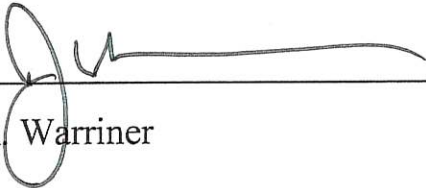
The undersigned Settlor hereby certifies the following:

- 1. This Certificate of Trust relates to the Brim and Bass Trust dated August 19, 2010;
- 2. The name of the Settlor: Curtis Alton Malone
- 3. The name and addresses of the initial Trustee:  
Jonathan R. Warriner

- 4. The Trustees are authorized by the Declaration of Trust to sell, convey, pledge, mortgage, manage, operate, control, transfer title, convert or allot trust property, including real and personal property.
- 5. The Declaration of Trust has not been revoked.

The undersigned hereby represent that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Declaration of Trust or amendments to it that limit the powers of the Trustees so sell, convey, pledge, mortgage, manage, operate, control, transfer title, divide, convert or allot trust property, including real and personal property.

IN WITNESS WHEREOF, the undersigned has hereunto caused these presents to be executed on this 26<sup>th</sup> day of September, 2022.

  
Jonathan R. Warriner


ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DUVAL )

I, NATASHA O'BERRY, a Notary Public, in and for said County in said State, hereby certify that Jonathan R. Warriner, as Trustee for Brim and Bass Trust dated August 19, 2010, 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 26<sup>th</sup> day of SEPTEMBER, 2022.



  
NOTARY PUBLIC

My Commission Expires: 10-17-2023



JOHN T CHRISTINE, JR  
& JAMIE L CHRISTINE  
6255 MEMPHIS AVE  
PENSACOLA, FL 32526  
TAX PARCEL NUMBER  
05-63-02-04-0-000-016.003  
INST NO 1724373

LOT 4  
HADLEY OAKS SUBDIVISION  
SLIDE 2653-B



PC STA 22+47.93

P.O.C. & P.O.B.  
IRON FOUND  
SE CORNER OF  
LOT 4  
SLIDE 2653-B  
NW 1/4 OF THE  
SW 1/4 OF  
SEC 4, T-8-S, R-6-E  
BALDWIN COUNTY, AL  
Sta = 23+04.89  
Off = 48.51'RT

Sta = 22+79.73  
Off = 158.14'RT

Sta = 22+86.92  
Off = 164.98'RT

ACQD ROW

BRIM AND BASS TRUST  
10313 CO RD 91  
LILLIAN, AL 36549  
TAX PARCEL NUMBER  
05-63-02-04-0-000-036.001  
INST NO 1251798

NORTH 1/2 OF LOT 7  
SUBDIVISION OF THE SW 1/4 OF THE  
SW 1/4, SECTION 4, T-8-S, R-6-E  
SLIDE 465-A



Sta = 23+49.88  
Off = 52.75'RT

40' EASEMENT  
INST 1808632

Sta = 22+14.04  
23" Off = 25.01'LT

ONE  
ROOM  
DWELLING

RICHARD POWER  
& TAMI POWER  
10212 FOX LN  
LILLIAN, AL 36549  
TAX PARCEL NUMBER  
05-63-02-04-0-000-036.003  
INST NO 166730

THIS IS NOT A  
BOUNDARY SURVEY

## COUNTY OF BALDWIN

TRACT NO. 6  
OWNER BRIM AND BASS TRUST  
TOTAL ACREAGE 5.058  
R.O.W. REQUIRED 0.090  
PRESCRIPTIVE R.O.W. N/A  
T.C.E. REQUIRED N/A  
REMAINDER 4.968

PROJECT NO. HW22014  
COUNTY BALDWIN  
SCALE: 1"=50'  
DATE: 08-19-2022  
REVISED: N/A  
SHEET: 1 OF 1