

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW21177 & HW08392

Drainage Improvements

Boros Rd at Cheryl Ln

G, D, B, & Pave from Frank Rd to
Comstock Rd

05-53-06-14-0-000-010.000

05-53-06-14-0-000-009.000

05-53-06-14-0-000-008.000

Tract No. 1

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/14/2022 9:05 AM
TOTAL \$ 0.00
7 Pages

2028812

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), **James C. Kaiser and Susan H. Kaiser A/K/A Susan M. Kaiser**, 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 Northeast Quarter the Southeast Quarter of Section 14, Township 7 South, Range 5 East, identified as Tract Number 1 on the Boros Rd, Project No. HW21177 & HW08392 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a 6 inch concrete monument found at the southeast corner of the Southeast Quarter of Section 14, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence N00°02'13"E along the east line of said Section a distance of 1,332.72 feet to the grantor's southeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N89°54'31"W along the grantor's south property line a distance of 20.00 feet to a point on the acquired right-of-way line;

Thence N00°02'13"E along the acquired right-of-way line a distance of 1,277.36 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 36+10.07);

Thence N44°57'36"W along the acquired right-of-way line a distance of 35.36 feet to a point (said point is offset 55.00 feet left of and perpendicular to project centerline at Station 36+35.08);

GRANTEE'S ADDRESS:

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

Thence N89°57'25"W along the acquired right-of-way line a distance of 1,283.45 feet to a point on the grantor's west property line;

Thence N00°00'12"W along the grantor's west property line a distance of 30.00 feet to the grantor's northwest property corner;

Thence S89°57'25"E along the grantor's north property line a distance of 1,338.47 feet to the grantor's northeast property corner;

Thence S00°02'13"W along the grantor's east property line a distance of 660.00 feet to the grantor's property corner;

Thence N90°0'00"W along the grantor's property line a distance of 20.00 feet to the grantor's property corner;

Thence S00°0'00"E along the grantor's property line a distance of 330.00 feet to the grantor's property corner;

Thence N90°00'00"E along the grantor's property line a distance of 19.79 feet to the grantor's property corner;

Thence S00°02'13"W along the grantor's east property line a distance of 342.00 feet to the Point of Beginning of the property herein conveyed and containing 1.675 acres, more or less.

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

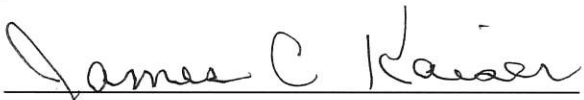
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 13 day of October, 2022.


James C. Kaiser


Susan H. Kaiser
A/K/A Susan M. Kaiser



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 James C. Kaiser and Susan H. Kaiser A/K/A Susan M. Kaiser, 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 13 day of October, 2022.


NOTARY PUBLIC

My Commission Expires:
Commission Expires: August 21, 2024

GRANTEE'S ADDRESS:

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


**WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY**


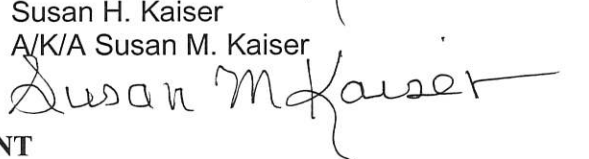
**BOROS RD
DRAINAGE IMPROVEMENTS AT CHERYL LN
G,D,B & PAVE FROM FRANK RD TO COMSTOCK RD
PROJECT NO. HW21177 & HW08392
BALDWIN COUNTY, ALABAMA
TRACT 1**

I (We) the undersigned property owner(s) do 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

13 day of October, 2022.


James C. Kaiser


Susan H. Kaiser
A/K/A Susan M. Kaiser


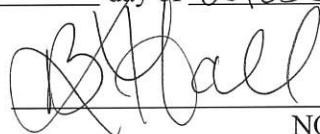
ACKNOWLEDGMENT

STATE OF ALABAMA)

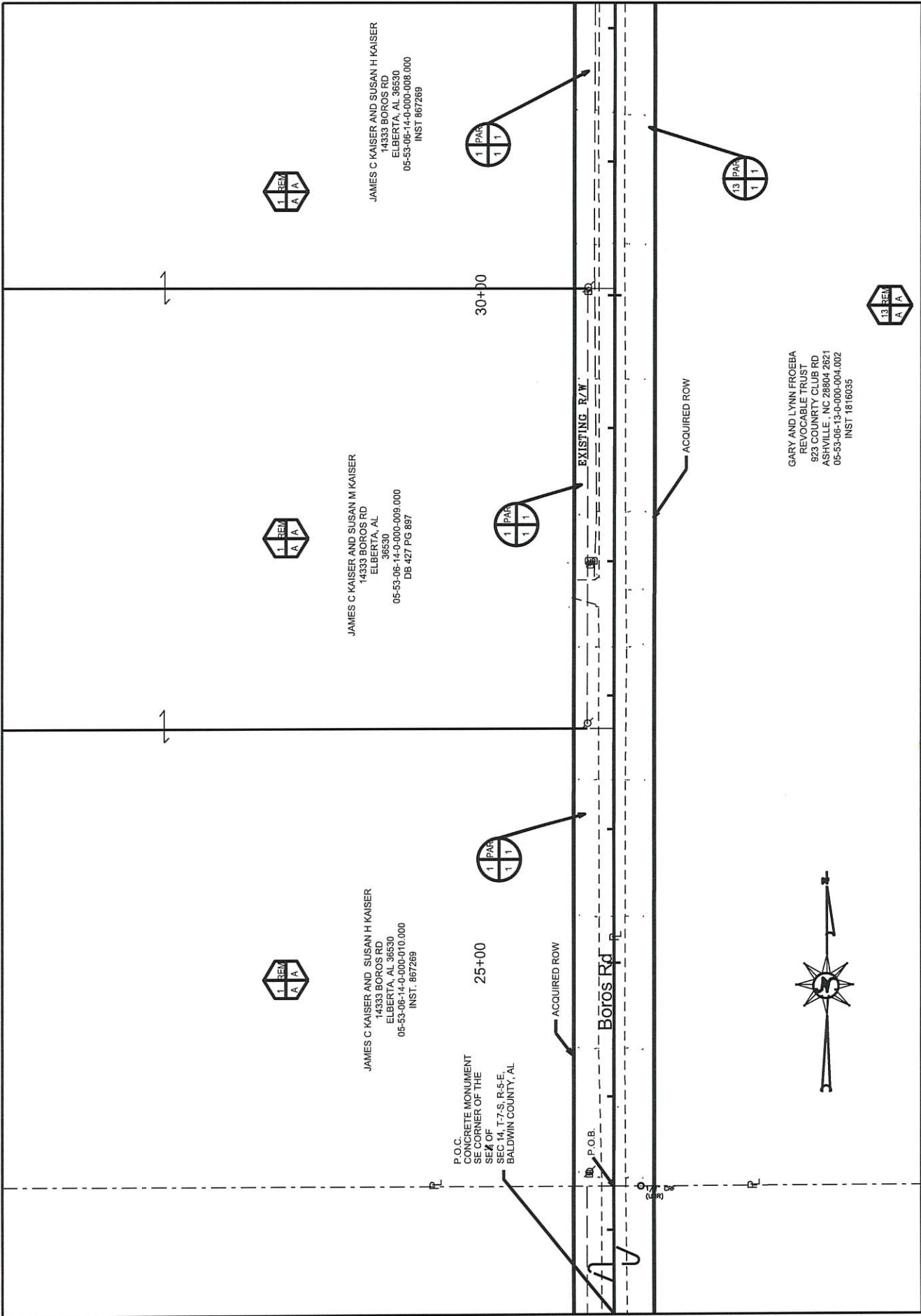
COUNTY OF BALDWIN)

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby certify that James C. Kaiser and Susan H. Kaiser A/K/A Susan M. Kaiser, 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 13 day of October, 2022.


NOTARY PUBLIC

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



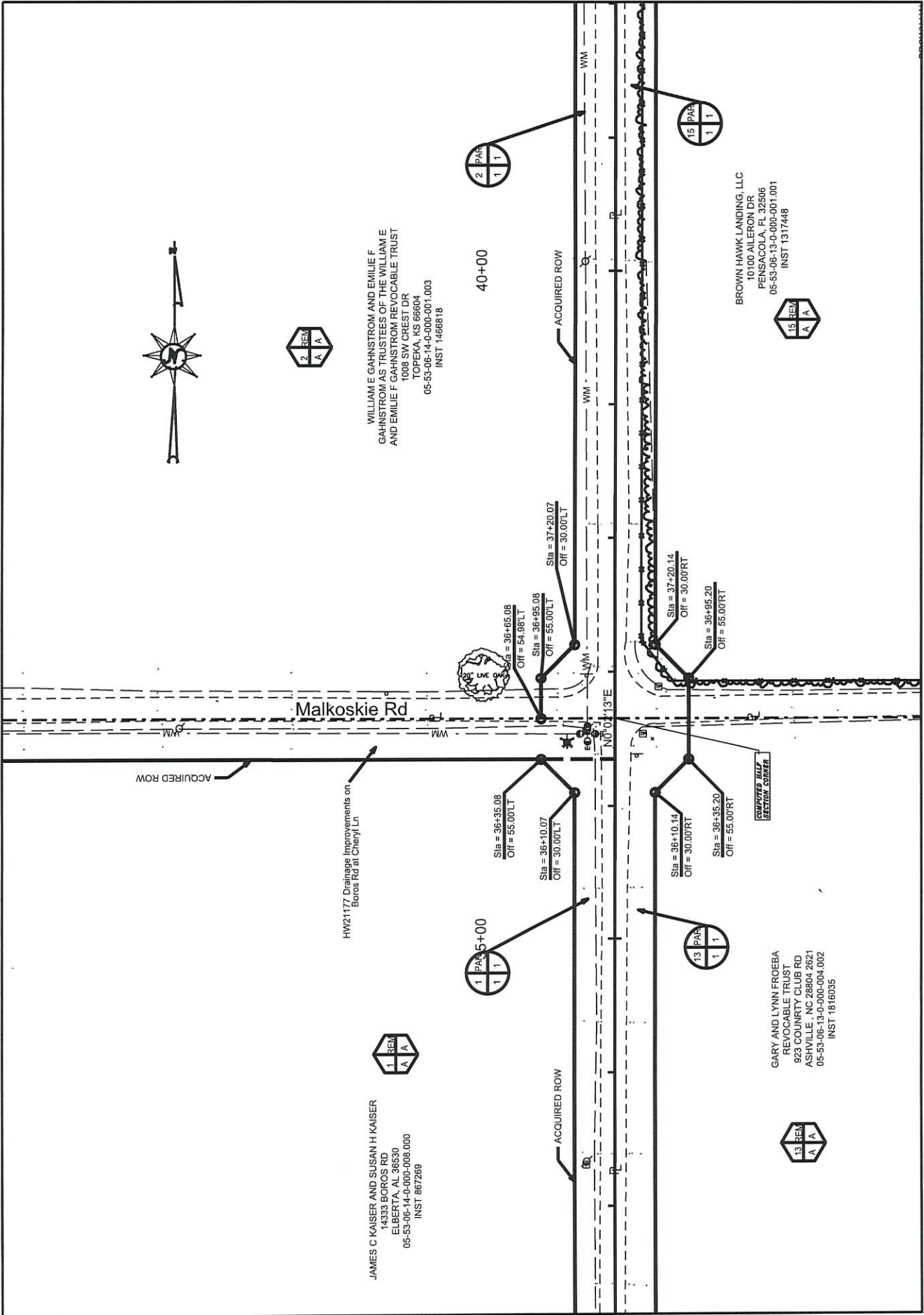
THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 1
OWNER JAMES AND SUSAN KAISER
TOTAL ACREAGE 40.755
R.O.W. REQUIRED 1.675
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 39.080

PROJECT NO. HW21177 & HW08392
COUNTY BALDWIN
SCALE: 1"=100'
DATE: 08-23-2022
REVISED: N/A
SHEET : 1 OF 3

MATCH SHEET 3 OF 3



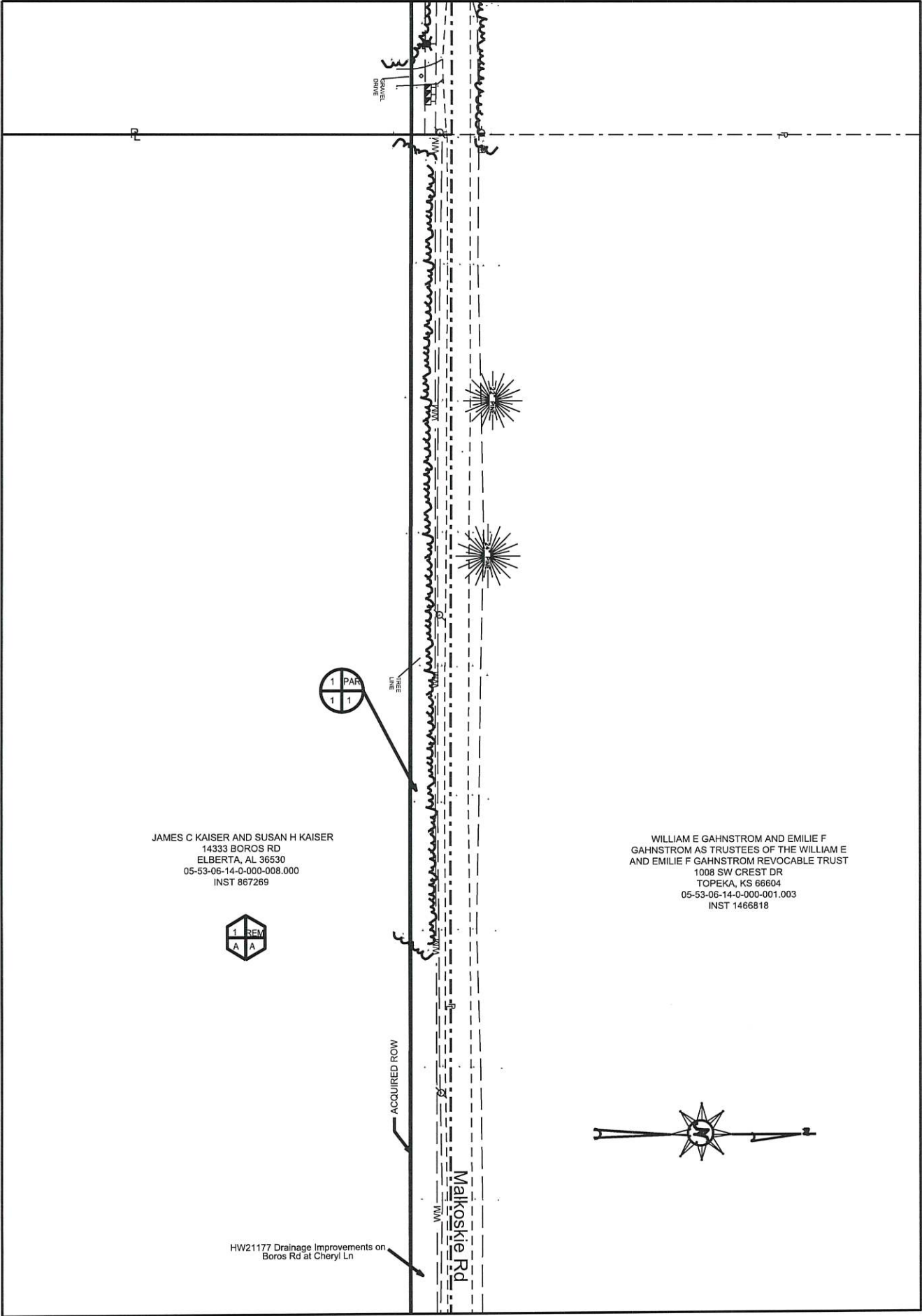
MATCH SHEET 1 OF 3

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PROJECT NO. HW21177 & HW08392
COUNTY BALDWIN
SCALE: 1"=100'
DATE: 08-23-2022
REVISED: N/A
SHEET : 2 OF 3



MATCH SHEET 2 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 1
OWNER JAMES AND SUSAN KAISER
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PROJECT NO. HW21177 & HW08392
COUNTY BALDWIN
SCALE: 1"=100'
DATE; 08-23-2022
REVISED: N/A
SHEET : 3 OF 3