

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW08392

Boros Rd

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

05-53-01-11-0-000-001.007 *exd*

Tract No. 9

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), William C. Atkins and Mary E. Atkins, 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 Northeast Quarter of Section 11, Township 7 South, Range 5 East, identified as Tract Number 9 on Boros Rd, Project No. HW08392 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a railroad spike found at the Northeast corner of the Northeast Quarter of Section 11, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence S00°04'46"W along the east line of said Section a distance of 80.00 feet to a point;

Thence N89°56'26"W leaving said Section line a distance of 25.00 feet to a point on the existing right-of-way line and being the Point of Beginning of the property herein to be conveyed;

Thence S00°04'46"W along the existing right-of-way line a distance of 634.79 feet to the grantor's southeast property corner;

Thence S89°54'56"W along the grantor's south property line a distance of 5.00 feet to a point on the acquired right-of-way line;

Thence N00°04'46"E along the acquired right-of-way line a distance of 634.81 feet to a point on the grantor's north property 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. 9/28/2022 2:47 PM
TOTAL \$ 0.00
4 Pages

2026026



Thence S89°56'26"E along the grantor's north property line a distance of 5.00 feet to the Point of Beginning of the property herein conveyed and containing 0.073 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 28 day of September, 2022.


William C. Atkins


Mary E. Atkins

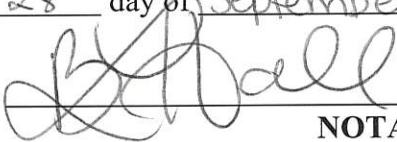
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby certify that William C. Atkins and Mary E. Atkins, 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 28 day of September, 2022.


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

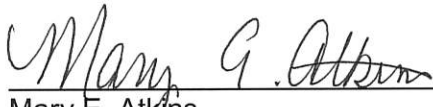
BOROS RD
G, D, B, & PAVE FROM FRANK RD TO COMSTOCK RD
Project No. HW08392
Tract No. 9

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
28 day of September, 2022.


William C. Atkins


Mary E. Atkins

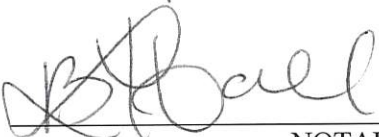
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STATE OF ALABAMA)

COUNTY OF BALDWIN)

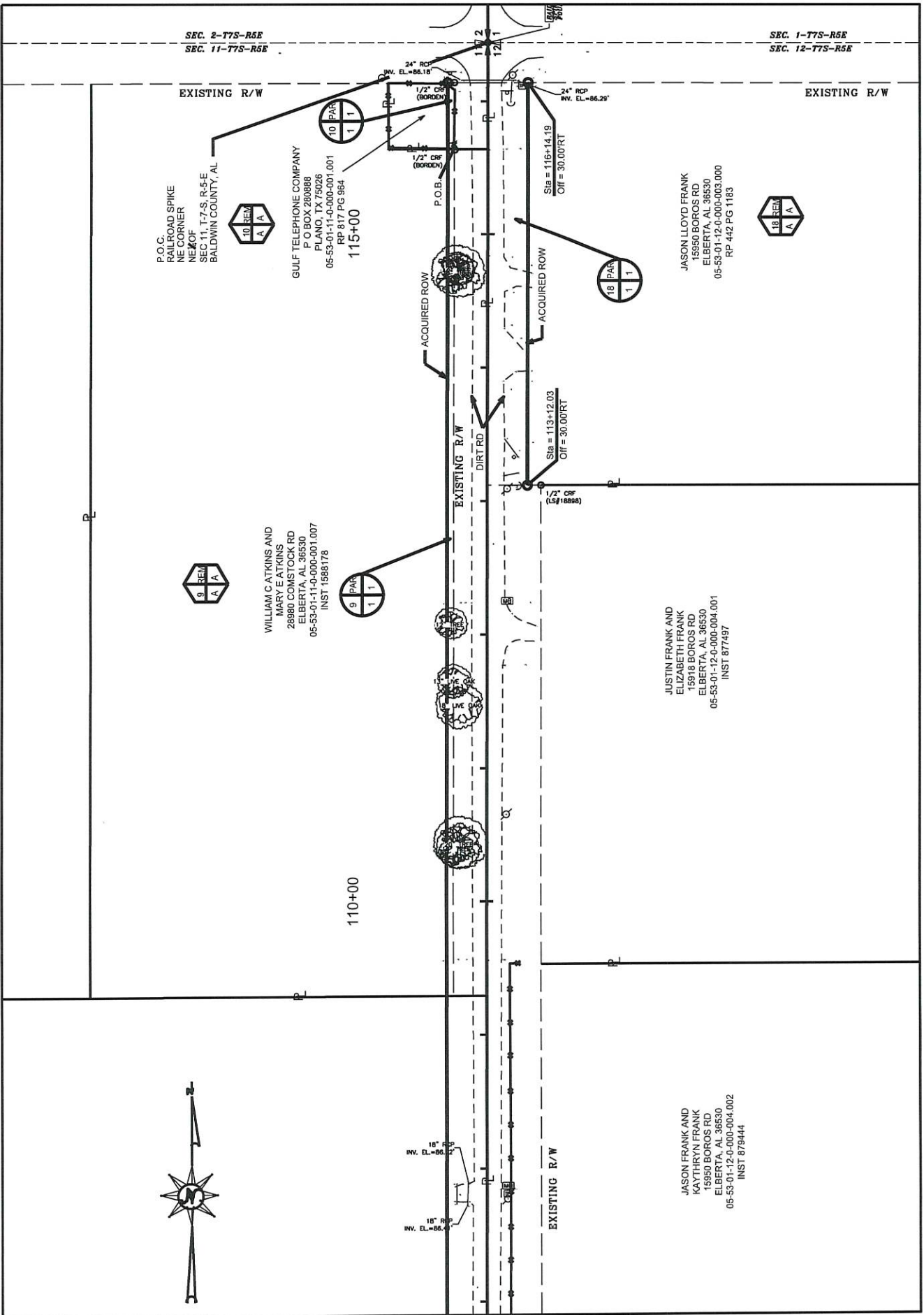
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Given under my hand and official seal this 28 day of September 2022.


NOTARY PUBLIC

My Commission Expires:
August 21, 2024

My Commission Expires: _____



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 9
OWNER WILLIAM AND MARY ATKINS
TOTAL ACREAGE 4.194
R.O.W. REQUIRED 0.073
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 4.121

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