

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
05-53-06-13-0-000-004.002
Tract No. 13

**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), **Gary Baxter Froeba and Lynne Kaiser Froeba, as Co-Trustees of The Gary and Lynne Froeba Revocable Trust dated August 12, 2019**, 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 Northwest Quarter the Southwest Quarter of Section 13, Township 7 South, Range 5 East, identified as Tract Number 13 on the Boros Rd, Project No. HW08392 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a 6 inch concrete monument found at the southwest corner of the Southwest Quarter of Section 13, Township 7 South, Range 5 East, in Baldwin County, Alabama;

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

Thence N00°02'13"E along the grantor's west property line a distance of 1,332.36 feet to the grantor's northwest property corner;

Thence N89°54'04"E along the grantor's north property line a distance of 55.00 feet to a point on the acquired right-of-way line;

Thence S00°02'13"W along the acquired right-of-way line a distance of 30.00 feet to a point (said point is offset 55.00 feet right of and perpendicular to project centerline at Station 36+35.20);

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. 10/12/2022 8:33 AM
TOTAL \$ 0.00
7 Pages

2028318



Thence S44°58'09"W along the acquired right-of-way line a distance of 35.40 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 36+10.14);

Thence S00°02'13"W along the acquired right-of-way line a distance of 1,277.43 feet to a point on the grantor's south property line;

Thence N89°57'47"W along the grantors south property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.942 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.

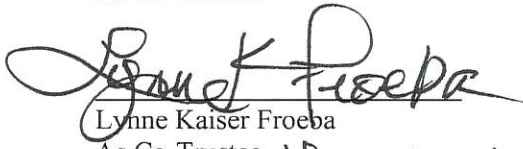
GRANTEE'S ADDRESS:


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 3rd day of OCTOBER, 2022.



Gary Baxter Froeba
As Co-Trustee



Lynne Kaiser Froeba
As Co-Trustee 

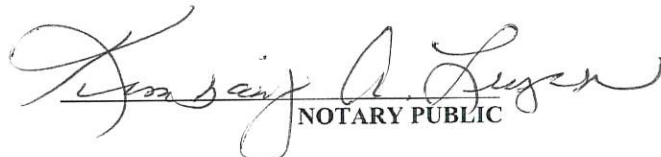
ACKNOWLEDGMENT

STATE OF)

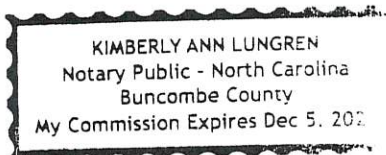
COUNTY OF)

I, Kimberly Ann Lungren, a Notary Public, in and for said County in said State, hereby
certify that Gary Baxter Froeba and Lynne Kaiser Froeba, as Co-Trustees of The Gary and Lynne
Froeba Revocable Trust dated August 12, 2019, 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 3rd day of OCTOBER, 2022.



NOTARY PUBLIC



Commission Expires: Dec. 5th 2022

GRANTEE'S ADDRESS:

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

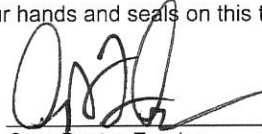
ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

BOROS RD
G, D, B, & PAVE FROM FRANK RD TO COMSTOCK RD
Project No. HW08392
Tract No. 13


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
3RD day of OCTOBER, 2022.



Gary Baxter Froeba
As Co-Trustee

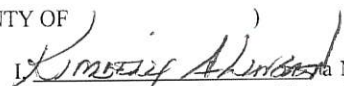


Lynne Kaiser Froeba
As Co-Trustee

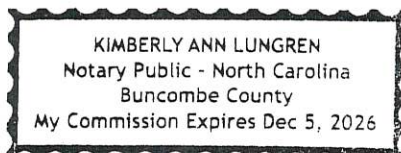
ACKNOWLEDGMENT

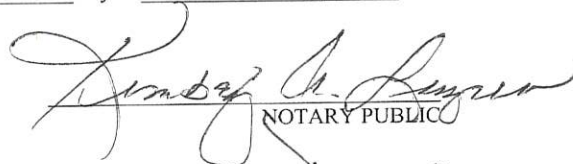
STATE OF)

COUNTY OF)

I,  a Notary Public, in and for said County in said State, hereby certify that Gary Baxter Froeba and Lynne Kaiser Froeba, as Co-Trustees of The Gary and Lynne Froeba Revocable Trust dated August 12, 2019, 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 3RD day of OCTOBER, 2022.





NOTARY PUBLIC
My Commission Expires: Dec. 5th 2026

CERTIFICATION OF TRUST

STATE OF ALABAMA

COUNTY OF BALDWIN

The undersigned Settlor hereby certifies the following:

1. This Certificate of Trust relates to The Gary and Lynne Froeba Revocable Trust dated August 12, 2019.
2. The name of the Settlor: Gary Baxter Froeba and Lynne Kaiser Froeba
3. The name and addresses of the initial Trustees:
Gary Baxter Froeba and Lynne Kaiser Froeba

923 COUNTRY CLUB RD
ASHEVILLE N.C. 28804

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 3rd day of OCTOBER, 2022.



Gary Baxter Froeba



Lynne Kaiser Froeba

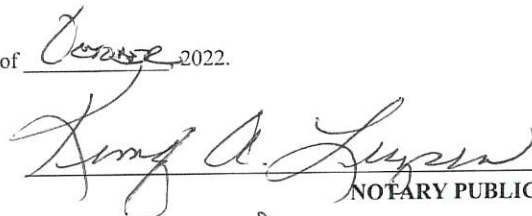
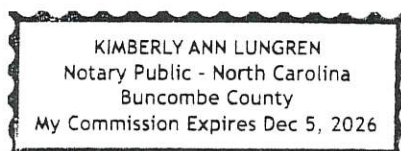
ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

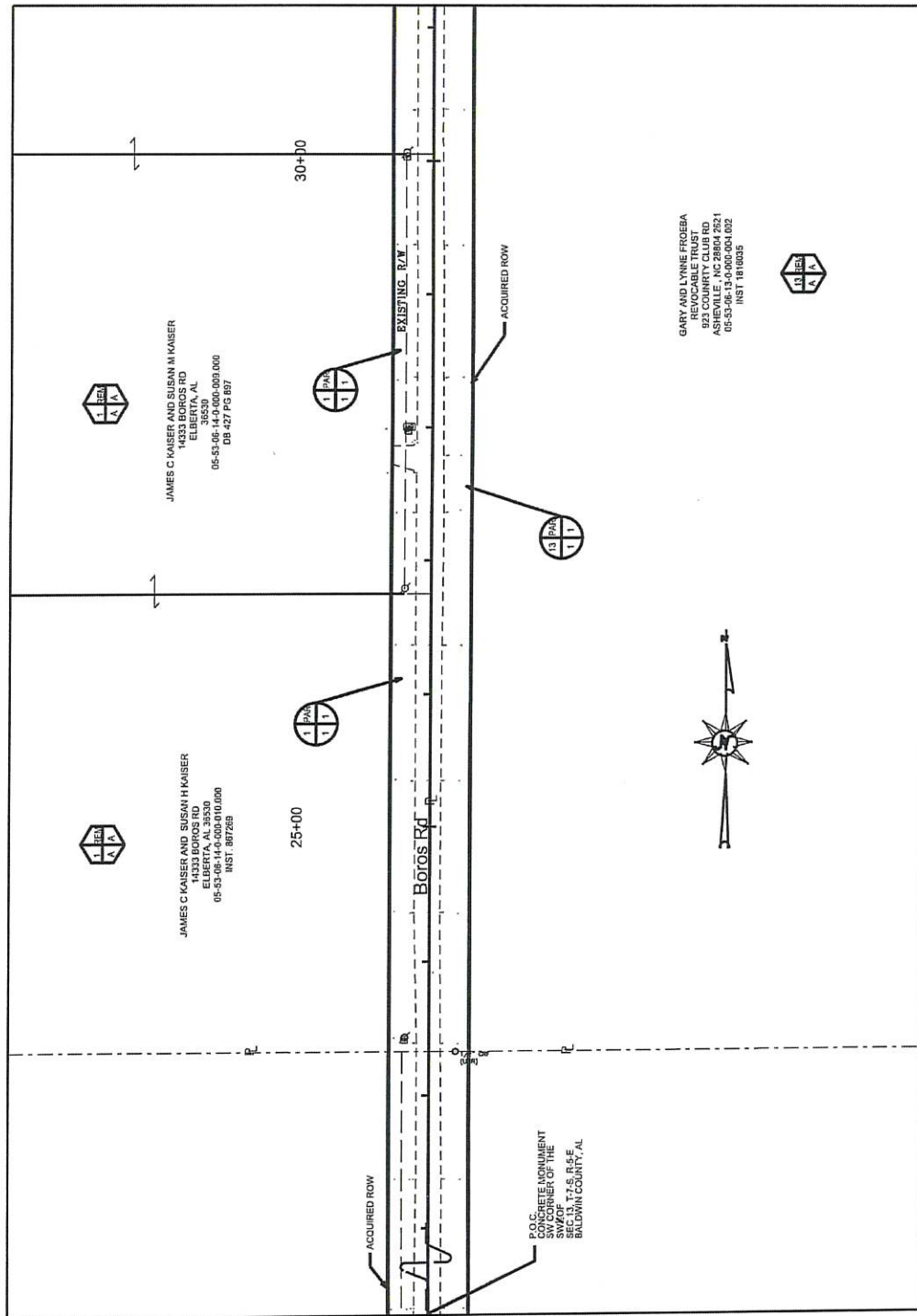
I, Kimberly A. Lungren, a Notary Public, in and for said County in said State, hereby certify that Gary Baxter Froeba and Lynne Kaiser Froeba, as Co-Trustees of The Gary and Lynne Froeba Revocable Trust dated August 12, 2019, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they as Co-Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2022.


NOTARY PUBLIC

My Commission Expires: Dec. 5th, 2026

MATCH SHEET 2 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	13	PROJECT NO.	HW08392
OWNER	GARY AND LYNNE FROEBA REVOCABLE TRUST	COUNTY	BALDWIN
TOTAL ACREAGE	26.668	SCALE:	1"=100'
R.O.W. REQUIRED	0.942	DATE;	08-23-2022
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 2
REMAINDER	25.726		

