

Re-record to correct
error in legal description.

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW22010
Canyon Dr
AFM from Blueberry Ln West 891'
05-46-01-11-0-000-001.676
Tract No. 1

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), Fairhope Single Tax Corporation, 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:

A part of the Northeast Quarter the Southwest Quarter of Section 11, Township 6 South, Range 2 East, identified as Tract Number 1 on the Canyon Dr, Project No. HW22010 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a purported Southeast corner of the Southwest Quarter of Section 11, Township 6 South, Range 2 East, in Baldwin County, Alabama;

Thence N0°28'20"E leaving the south line of said Quarter/Quarter a distance of ^{1,320.94}~~181.24~~ feet to a point;

Thence N90°0'0"W a distance of 29.56 feet to the grantor's Southeast property corner, being the Point of Beginning;

Thence N89°39'3"W along the grantor's south property line a distance of 328.45 feet to the Southwest property corner;

Thence N0°26'4"E along the grantor's west property line a distance of 29.96 feet to a point on the acquired R/W 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. 6/ 3/2022 8:32 AM
TOTAL \$ 0.00
5 Pages

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 4/18/2022 10:49 AM
TOTAL \$ 0.00
5 Pages



Thence S89°39'31"E along the acquired R/W line a distance of 328.45 feet to a point on the grantors east property line;

Thence S0°26'3"W along the grantors east property line a distance of 30 feet to the Point of Beginning of the property herein conveyed and containing 0.226 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.

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 14th day of April, 2022.

Fairhope Single Tax Corporation

By: 
Lee Turner, Its President

By: 
Reuben E. Davidson, III, Its Secretary

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

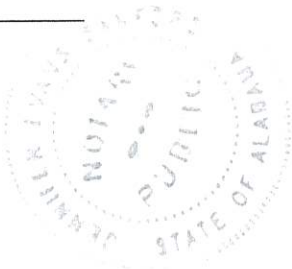
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Jennifer Evans Sanford, a Notary Public, in and for said County in said State, hereby certify that Lee Turner, whose name as President of the Fairhope Single Tax Corporation and Reuben E. Davidson, III, whose name as Secretary of the Fairhope Single Tax Corporation, 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 such officers and with full authority, executed the same voluntarily for and as the act of corporation.

Given under my hand and official seal this 14th day of April, 2021.

[Signature]
NOTARY PUBLIC

Commission Expires: _____



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

CANYON DR
AFM FROM BLUEBERRY LN WEST 891'
PROJECT NO. HW22010
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 14th day of April, 2022.

Fairhope Single Tax Corporation



Lee Turner, Its President



Reuben E. Davidson III, Its Secretary

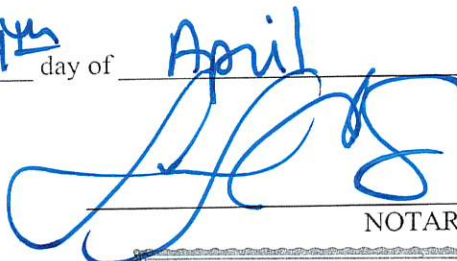
ACKNOWLEDGMENT

STATE OF ALABAMA)

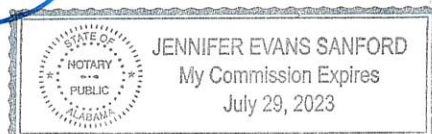
COUNTY OF BALDWIN)

I, Jennifer Evans Sanford, a Notary Public, in and for said County in said State, hereby certify that Lee Turner and Reuben E. Davidson, III, whose names as President and Secretary of the Fairhope Single Tax Corporation 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.

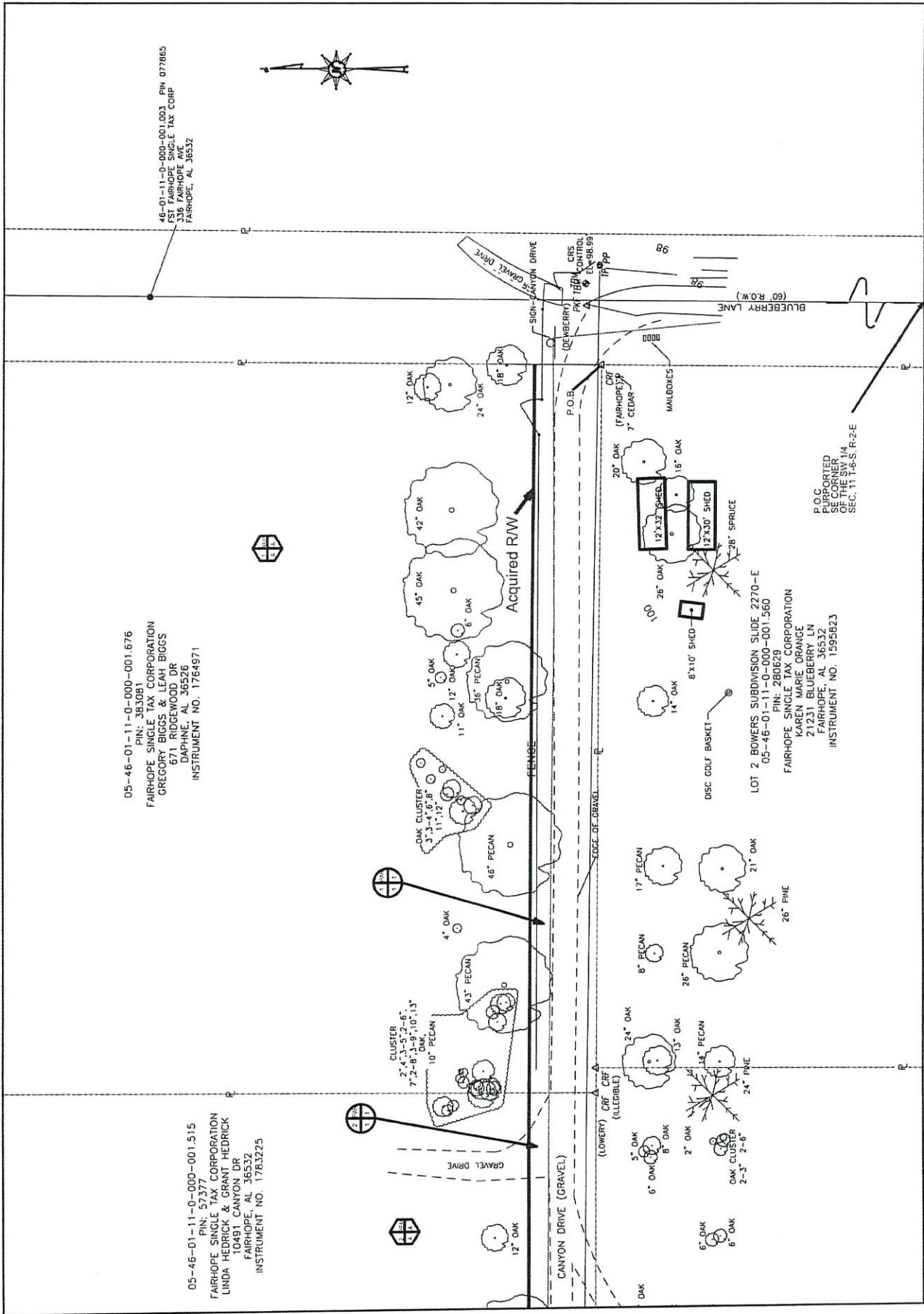
Given under my hand and official seal this 14th day of April, 2022.



NOTARY PUBLIC



My Commission Expires _____



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	HW22010
OWNER	FST, GREGORY BIGGS & LEAH BIGGS	COUNTY	BALDWIN
TOTAL ACREAGE	5.000	SCALE:	1"=60'
R.O.W. REQUIRED	0.229	DATE;	02-08-2022
PRESCRIPTIVE R.O.W.	N/A	REVISED:	03-15-2022
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	4.774		