

Job ID: 336332

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

D.M.
D.12.

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0204216
George Younce Road
G, D, B & Pave from CR 24 to EOM
05-55-06-13-0-000-002.013
05-55-06-13-0-000-002.014
Tract No. 5

**FEE SIMPLE
WARRANTY DEED**

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 3/15/2018 2:03 PM
TOTAL \$ 0.00
6 Pages

1685057



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 W. Parker, III, unmarried man, 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 of the Southwest Quarter of Section 13, Township 7 South, Range 3 East, identified as Tract Number 5 on George Younce Road, Project No. 0204216 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the purported northeast corner of the Northeast Quarter of the Southwest Quarter of Section 13, Township 7 South, Range 3 East in Baldwin County, Alabama;

Thence run southerly along said quarter line a distance of 725 feet, more or less, to a point;

Thence run westerly a distance of 20 feet, more or less, to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run southerly along the grantor's east property line a distance of 273 feet, more or less, to a point on the grantor's south property line;

Thence run westerly along the grantor's south property line a distance of 10 feet, more or less, to a point on the acquired R/W line;

GRANTEE'S ADDRESS:

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

Thence run northerly along the acquired R/W line a distance of 273 feet, more or less, to a point on the grantor's north property line;

Thence run easterly along the grantor's north property line a distance of 5 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.047 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 advalorem 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 15th day of March, 2018.


James W. Parker, III

GRANTEE'S ADDRESS:

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

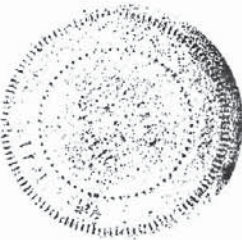
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tracey L. Comstock, a Notary Public, in and for said County in said State, hereby certify that James W. Parker, III, whose name(s) 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 15th day of March, 2018.



Tracey L. Comstock
NOTARY PUBLIC

My Commission Expires: November 3, 2020

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

COUNTY OF BALDWIN

I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 2018.

Official Title _____

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

GEORGE YOUNCE ROAD
COUNTY ROAD 24 TO EOM
PROJECT NO. 0204216
BALDWIN COUNTY
TRACT 5

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 15th
day of March, 2018.


James W. Parker, III

GRANTEE'S MAILING ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

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Given under my hand and official seal this 15th day of March, 2018.



Tracey L. Comstock
NOTARY PUBLIC

My Commission Expires: November 3, 2020

ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____)

COUNTY OF _____)

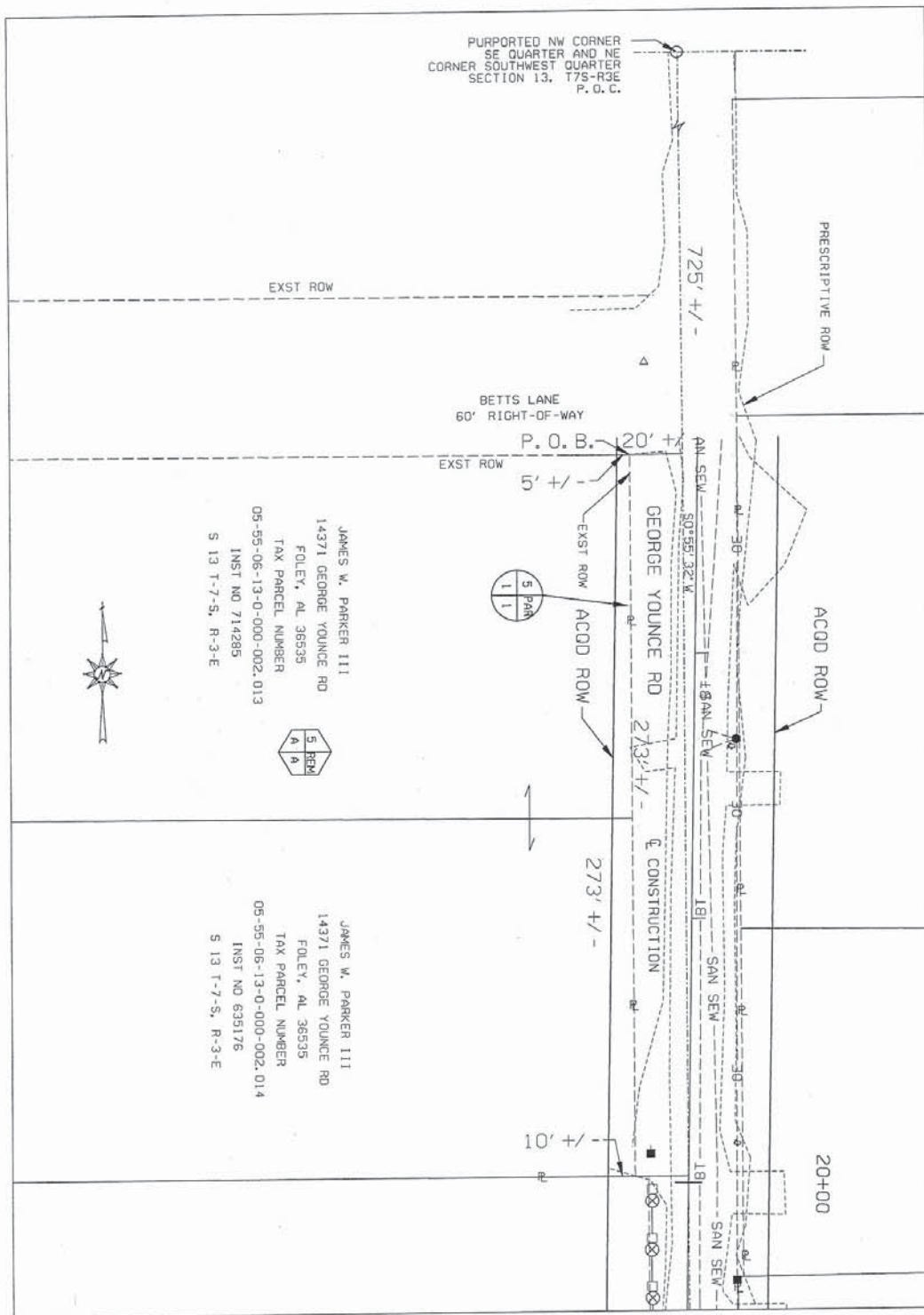
_____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, a corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 2018.

Official Title _____

GRANTEE'S MAILING ADDRESS:

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



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	5	PROJECT NO.	0204216
OWNER	JAMES W. PARKER, III	COUNTY	BALDWIN
TOTAL ACREAGE	1.944	SCALE:	1" = 50'
R. O. W. REQUIRED	0.047	DATE:	5-25-17
PREScriptive R. O. W.	0.000	REVISED:	N/A
T. C. E. REQUIRED	N/A		1 OF 1
REMAINDER	1.898		