

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 5/3/2018 3:05 PM
TOTAL \$ 0.00
7 Pages

1694315

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



STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0204216
George Younce Road
G, D, B & Pave from CR 24 to EOM
05-55-06-13-0-000-010.003
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), Cheryl J. Conn, unmarried woman, 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 Northwest Quarter of the Southeast Quarter and a part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 7 South, Range 3 East, identified as Tract Number 9 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 northwest corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 7 South, Range 3 East in Baldwin County, Alabama;

Thence run southerly along said quarter line a distance of 1222 feet, more or less, to a point;

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

Thence run easterly along the grantor's north property line a distance of 5 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 southerly along the acquired R/W line a distance of 89 feet, more or less, to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 23+09.58);

Thence run southerly and parallel to project centerline along a curve to the left having a radius of 1030.00 and along the acquired R/W line a distance of 14 feet, more or less, to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 23+24.33);

Thence run southerly along the acquired R/W line a distance of 115 feet, more or less, to the grantor's south property line;

Thence run westerly along the grantor's south property line a distance of 3 feet, more or less, to the grantor's southwest property corner;

Thence run northerly along the grantor's west property line a distance of 218 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.019 acres, more or less.
***(0.001 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.018 acres is being acquired from the Grantor.)**

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.

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P.O. BOX 220
SILVERHILL, ALABAMA 36576

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 2nd day of May, 2018.


Cheryl J. Conn

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 Cheryl J. Conn, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 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 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 2nd day of May, 2018.


Cheryl J. Conn

GRANTEE'S MAILING ADDRESS:

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

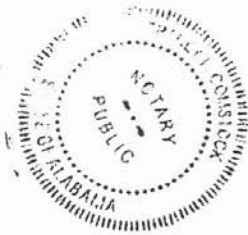
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

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Given under my hand and official seal this 2nd day of May, 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



TRACT NO. <u>9</u>	PROJECT NO. <u>0204216</u>
OWNER <u>CHERYL J. CONN</u>	COUNTY <u>BALDWIN</u>
TOTAL ACREAGE <u>1.384</u>	SCALE: <u>1" = 40'</u>
R. O. W. REQUIRED <u>0.018</u>	DATE: <u>05-25-2017</u>
PRESCRIPTIVE R. O. W. <u>0.001</u>	REVISED: <u>N/A</u>
T. C. E. REQUIRED <u>N/A</u>	SHEET : <u>1 OF 1</u>
REMAINDER <u>1.365</u>	