

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

OK
C.P.

STATE OF ALABAMA)
)
COUNTY OF BALDWIN)

**GRANT OF EASEMENT FOR INGRESS/EGRESS AND
UTILITIES**

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That Baldwin County Commission, the county governing body of Baldwin County, Alabama, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by Lisa D. James-Perry, Kori James and Kyle Perry, hereinafter called the Grantees, has granted, bargained, sold and conveyed and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees a non-exclusive easement and right of way over, upon and across the following described real property of the Grantor situated in Baldwin County, Alabama, to-wit:

That certain property located in Grant Section 42, Township 1 South, Range 2 East, Baldwin County, Alabama, described as follows: Commencing at the Southeast corner of a tract of land known as the C.S. Thompkins Track described in Deed Book 506 page 414; run North 59° 01' 18" West, 856.34 feet to a point; thence run South 38° 52' 16" West, 300.00 feet to a point; thence continue South 38° 52' 16" West 120 feet to a point; thence run North 59° 00' 00" West, 298 feet to a point; said point being the Southwest Corner of the property currently owned by Mandell Thomas and Carrie Mae Thomas as acquired by deed recorded in Real Property Book 830 page 471 and identified by the Baldwin County Revenue Office as PPIN Number 223125; thence run Northeasterly along the west line of said property 15 feet to a point; said point being the centerline of the 30 foot non-exclusive ingress/egress and utility easement being conveyed herein; thence extending Northwesterly 50 feet, more or less, to the Prescriptive East Right of Way line of Bercant Drive, being the terminus of the easement herein described.

The easement, right of way, rights and privileges herein granted shall be used only for purposes of ingress and egress over, across and upon said property, and for placing utilities thereon, provided that such utilities do not interfere with the rights of ingress and egress herein conveyed.

The easement, right of way, rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may deem proper.

The Grantor reserves the right to terminate, revoke, or require the relocation of this easement, if deemed necessary by the Grantor, as long as an alternate easement or right-of-way is available to provide access and/or utilities to the Grantee's property. In the event that any improvements and/or utilities are required to be relocated, Grantee shall be responsible for all costs related to the relocation of the same.

Grantor's Address:
Baldwin County Commission
312 Courthouse Square
Suite 12
Bay Minette, Alabama 36507

Grantee's Address:
4083 Blackwell Ct W
Semmes, Alabama 36575

Together with all and singular the rights, members, privileges, tenements, hereditaments, appurtenances, and improvements thereunto, including the right to construct and maintain a driveway or utility lines for the full use or enjoyment thereof.

TO HAVE AND TO HOLD the same unto said Grantees as set out hereinabove, their heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals on this the _____ day of _____, 2018.

GRANTOR:

BALDWIN COUNTY, ALABAMA,
by and through the Baldwin County Commission,
a political subdivision of the State of Alabama

By: _____
Frank Burt, Jr.
Chairman of Baldwin County Commission

Attest

By: _____
Ronald J. Cink
County Administrator of Baldwin County Commission

GRANTEES:

Lisa D. James-Perry (Grantee)

Kori James (Grantee)

Kyle Perry (Grantee)

Grantor's Address:
Baldwin County Commission
312 Courthouse Square
Suite 12
Bay Minette, Alabama 36507

Grantee's Address:
4083 Blackwell Ct W
Semmes, Alabama 36575

STATE OF ALABAMA

COUNTY OF BALDWIN

I, _____, a Notary Public, in and for said County in said State, hereby certify that Frank Burt, Jr., whose name as Chairman of the County Commission of Baldwin County, Alabama, a political subdivision of the State of Alabama, and Ronald J. Cink, whose name as County Administrator, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said political subdivision .

Given under my hand and seal this _____ day of _____, 2018.

Notary Public, Baldwin County, Alabama

My Commission Expires: _____

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that Lisa D. James-Perry, whose name as Grantee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2018.

Notary Public, Baldwin County, Alabama

My Commission Expires: _____

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312 Courthouse Square
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Bay Minette, Alabama 36507

Grantee's Address:
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Semmes, Alabama 36575

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that Kori James, whose name as Grantee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2018.

Notary Public, Baldwin County, Alabama

My Commission Expires: _____

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that Kyle James, whose name as Grantee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2018.

Notary Public, Baldwin County, Alabama

My Commission Expires: _____

Grantor's Address:
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312 Courthouse Square
Suite 12
Bay Minette, Alabama 36507

Grantee's Address:
4083 Blackwell Ct W
Semmes, Alabama 36575