

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Jerry Stewart Road
From Splinter Hill Rd to EOM
05-15-05-15-0-000-018.000
Tract No. 1

TBD
OK

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 4/25/2018 1:16 PM
TOTAL \$ 0.00
6 Pages

1692400

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$10.00 dollars, cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, We, the undersigned Grantors, Jerry C. Stewart and Helen R. Stewart, husband and wife, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto Baldwin County the following described property:

A part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 1 North, Range 4 East, identified as Tract Number 1 on the Jerry Stewart Road Project in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 15, Township 1 North, Range 4 East, in Baldwin County, Alabama;

Thence run westerly along the south line of said Northeast Quarter of the Southwest Quarter of Section 15, a distance of 330 feet, more or less, to a point (the grantor's southeast property corner);

Thence run northerly along the grantor's east property line a distance of 620 feet, more or less, to a point on the acquired R/W line and the Point of Beginning of the property herein to be conveyed;

Thence run northwesterly along a curve to the right having a radius of 48.60 feet and along the acquired R/W line a distance of 74 feet, more or less, to a point;

GRANTEE'S ADDRESS:

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

Thence run northwesterly along a curve to the left having a radius of 48.60 feet and along the acquired R/W line a distance of 32 feet, more or less, to a point;

Thence run northwesterly along the acquired R/W line a distance of 27 feet, more or less, to a point;

Thence run northerly along the acquired R/W line a distance of 12 feet, more or less, to a point;

Thence run northeasterly along a curve to the left having a radius of 46.80 feet and along the acquired R/W line a distance of 31 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 88 feet, more or less, to the grantor's northeast property corner;

Thence run southerly along the grantor's east property line a distance of 48 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.082 acres, more or less. (*0.023 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.059 acres is being acquired from 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, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, We do for ourselves, for our heirs, executors administrators, successors, and assigns covenant to and with Baldwin County that we are lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that 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 we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

GRANTEE'S ADDRESS:

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

THE GRANTORS HEREIN FURTHER COVENANT AND AGREE, that the purchase price above-stated is in full compensation to them for this conveyance.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 23 day of April, 2018.

Jerry C. Stewart
Jerry C. Stewart

Helen R. Stewart
Helen R. Stewart

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Jerry C. Stewart and Helen R. Stewart, 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.

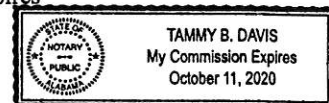
Given under my hand and official seal this 23 day of April, 2018.

Tammy B. Davis
NOTARY PUBLIC

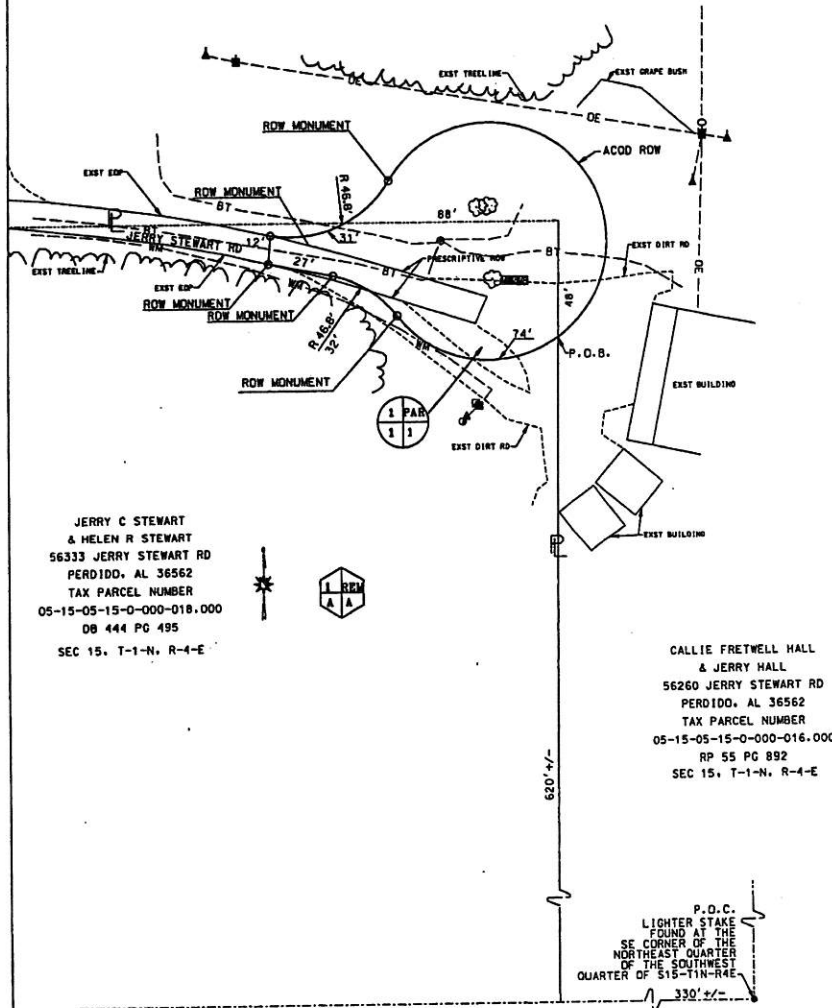
My Commission Expires

GRANTEE'S ADDRESS:

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



JERRY HALL
 & CALLIE HALL
 56260 JERRY STEWART RD
 PERDIDO, AL 36562
 TAX PARCEL NUMBER
 05-15-05-15-0-000-017.005
 INST NO 1155161
 SEC 15, T-1-N, R-4-E



THIS IS NOT A
 BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. <u>1</u>	PROJECT NO. <u>N/A</u>
OWNER <u>JERRY C STEWART & HELEN R STEWART</u>	COUNTY <u>BALDWIN</u>
TOTAL ACREAGE <u>24.203</u>	SCALE: <u>1"=60'</u>
R.O.W. REQUIRED <u>0.082</u>	DATE: <u>04-03-2018</u>
PREScriptive R.O.W. <u>0.023</u>	REVISED: <u>N/A</u>
T.C.E. REQUIRED <u>N/A</u>	SHEET : <u>1 OF 1</u>
REMAINDER <u>24.121</u>	

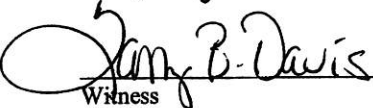
**WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY**

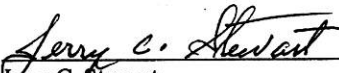
**Jerry Stewart Road
from Splinter Hill Road to End of Maintenance
Bus Turnaround
Baldwin County
Tract No. 1**

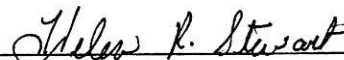
We the undersigned property owners do hereby acknowledge that we have been made aware of our rights to an appraisal and just compensation and in further consideration of the benefits accrued to our property from the above-referenced project, we do hereby waive our rights to said appraisal and just compensation and grant right-of-entry for the construction of same.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 23
day of April, 2018.


Witness


Witness


Jerry C. Stewart


Helen R. Stewart

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Jerry C. Stewart and Helen R. Stewart, whose names are signed to the foregoing Waiver, and who are known to me, acknowledged before me on this day that, being informed of the contents of this Waiver, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April 2018.

Tammy B. Davis
NOTARY PUBLIC

My Commission Expires _____

