

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  
05-15-05-15-0-000-016.000  
Tract No. 2

TBD  
OK

FEE SIMPLE  
WARRANTY DEED

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 4/25/2018 1:15 PM  
TOTAL \$ 0.00  
6 Pages

1692398



**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, Callie Fretwell Hall and Jerry Hall, wife and husband, 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 2 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 (the grantor's southeast property corner);

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;

Thence run northerly along the grantor's west 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 continue northerly along the grantor's west property line a distance of 48 feet, more or less, to the grantor's property corner;

GRANTEE'S ADDRESS:

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

Thence run westerly along the grantor's property line a distance of 88 feet, more or less, to a point on the acquired R/W line;

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 25 feet, more or less, to a point;

Thence continue northeasterly along a curve to the right having a radius of 48.60 feet and along the acquired R/W line a distance of 172 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.085 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, 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.

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

GRANTEE'S ADDRESS:

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

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

Callie Fretwell Hall  
Callie Fretwell Hall

Jerry Hall  
Jerry Hall

ACKNOWLEDGMENT

STATE OF ALABAMA )

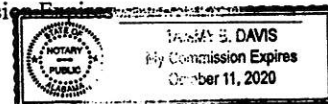
COUNTY OF BALDWIN )

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify  
that Callie Fretwell Hall and Jerry Hall, 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.

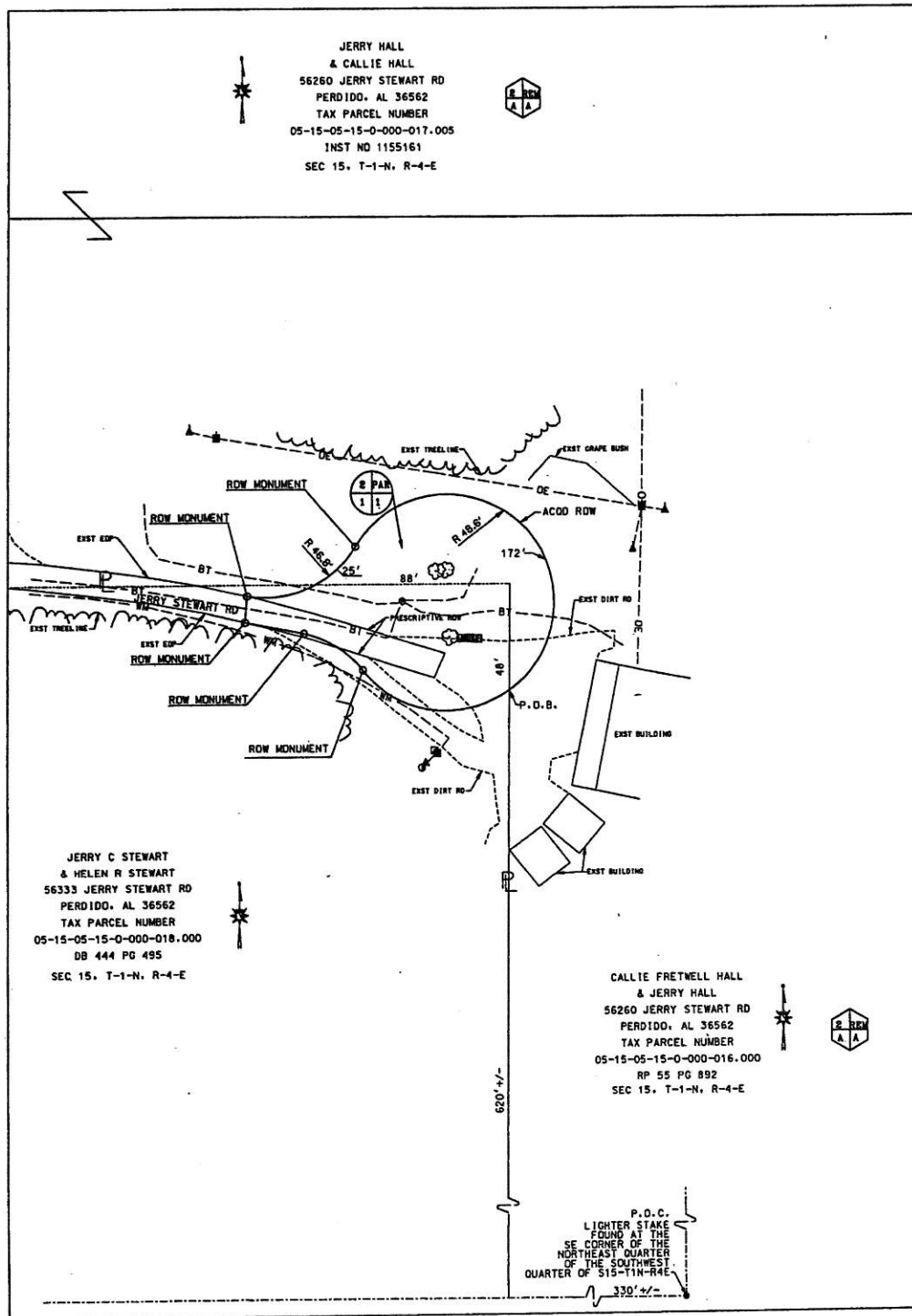
Tammy B. Davis  
NOTARY PUBLIC

My Commission Expires



GRANTEE'S ADDRESS:

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



THIS IS NOT A  
BOUNDARY SURVEY

## COUNTY OF BALDWIN

TRACT NO. <u>2</u>	PROJECT NO. <u>N/A</u>
OWNER <u>CALLIE FRETWELL HALL &amp; JERRY HALL</u>	COUNTY <u>BALDWIN</u>
TOTAL ACREAGE <u>10.722</u>	SCALE: <u>1"=60'</u>
R.O.W. REQUIRED <u>0.085</u>	DATE: <u>04-03-2018</u>
PRESCRIPTIVE R.O.W. <u>0.000</u>	REVISED: <u>N/A</u>
T.C.E. REQUIRED <u>N/A</u>	SHEET : <u>1 OF 1</u>
REMAINDER <u>10.637</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. 2**

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.

Jammy B. Davis  
Witness

Callie Fretwell Hall  
Callie Fretwell Hall

Jammy B. Davis  
Witness

Jerry Hall  
Jerry Hall

**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 Callie Fretwell Hall and Jerry Hall, 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 \_\_\_\_\_

