

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

JSC

STATE OF ALABAMA

COUNTY OF BALDWIN)

Project No. 0218017
Hoyle Bryars Road
Bridge Replacement
over Bushy Creek West
05-15-08-34-0-000-007.000
05-15-08-34-0-000-007.001
Tract No. 2

**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), Shelby D. Eiland, Jr., a married man, has 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 Southwest Quarter of the Southwest Quarter of Section 34, Township 1 North, Range 4 East, identified as Tract Number 2 on Hoyle Bryars Road Bridge Replacement over Bushy Creek West Project No. 0218017 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 2:

Commencing at the southwest corner of the Section 34, Township 1 North, Range 4 East in Baldwin County, Alabama;

Thence run northerly along the west line of said Section 34 (the grantor's west property line) a distance of 393 feet, more or less, to a point on the existing north R/W line of Hoyle Bryars Road and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the grantor's west 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

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/16/2018 3:01 PM
TOTAL \$ 0.00
7 Pages

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Thence run easterly along the acquired R/W line a distance of 362 feet, more or less, to a point (said point is offset 40.00 feet left of and perpendicular to project centerline at Station 20+57.21);

Thence run southerly along the acquired R/W line a distance of 10 feet, more or less, to a point on the existing R/W line;

Thence run westerly along the existing R/W line a distance of 363 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.088 acres, more or less.

Parcel 2 of 2:

Commencing at the southwest corner of the Section 34, Township 1 North, Range 4 East in Baldwin County, Alabama;

Thence run northerly along the west line of said Section 34 (the grantor's west property line) a distance of 313 feet, more or less, to a point on the acquired R/W line being the Point of Beginning of the property herein to be conveyed;

Thence continue northerly along the west line of said Section 34 a distance of 10 feet, more or less, to a point on the existing south R/W line of Hoyle Bryars Road (the grantor's northwest property corner);

Thence run easterly along the existing R/W line a distance of 369 feet, more or less, to a point on the acquired R/W line;

Thence run southerly along the acquired R/W line a distance of 10 feet, more or less, to a point (said point is offset 40.00 feet right of and perpendicular to project centerline at Station 20+56.64);

Thence run westerly along the acquired R/W line a distance of 370 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.080 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.

Grantor does represent and covenant that the property described in this warranty deed does not constitute homestead property within the meaning of Ala. Code 1975, § 6-10-3.

TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

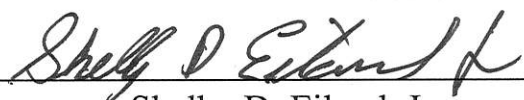
GRANTEE'S ADDRESS:

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

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 16th day of November, 2018.


Shelby D. Eiland, Jr.

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 Shelby D. Eiland, Jr. whose name 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 16th day of November, 2018.




NOTARY PUBLIC

My Commission Expires: November 3, 2020

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**

**HOYLE BRYARS ROAD
BRIDGE OVER BUSHY CREEK WEST
PROJECT NO. 0218017
BALDWIN COUNTY
TRACT 2**

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 16th day of November, 2018.



Shelby D. Eiland, Jr.

GRANTEE'S MAILING ADDRESS:

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

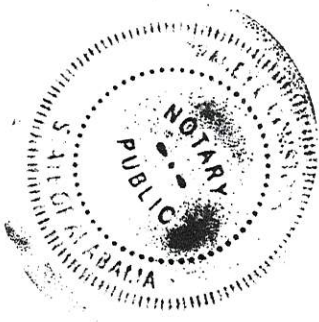
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I Tracey L. Comstock, a Notary Public, in and for said County in said State, hereby certify that Shelby D. Eiland, Jr., whose name(s) is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, 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 11th day of November, 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



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|---------------------|---------------------|-------------|-----------|
| TRACT NO. | 2 - PARCEL 1 OF 2 | PROJECT NO. | 0218017 |
| OWNER | SHELBY D. EILAND JR | COUNTY | BALDWIN |
| TOTAL ACREAGE | 38.882 | SCALE: | 1"=100' |
| R.O.W. REQUIRED | 0.088 | DATE; | 8-14-2018 |
| PRESCRIPTIVE R.O.W. | N/A | REVISED: | N/A |
| T.C.E. REQUIRED | N/A | SHEET : | 1 OF 2 |
| REMAINDER | 38.794 | | |

