

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

STATE OF ALABAMA     )  
  
COUNTY OF BALDWIN    )

Project No. 0209619  
Mateja Road  
Safety Improvements  
05-49-02-09-0-000-007.000  
Tract No. 1

FEE SIMPLE  
WARRANTY DEED

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 1/23/2019 2:31 PM  
TOTAL \$ 0.00  
5 Pages

1739950



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, the undersigned Grantor, Charles Edward Chavis, Jr. and Mary Elizabeth Gates, husband & wife, has 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 Northwest Quarter of Section 9, Township 6 South, Range 5 East, identified as Tract Number 1 on Mateja Road, Project No. 0209619 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a capped rebar found at the northeast corner of the Northwest Quarter of Section 9, Township 6 south, Range 5 East, in Baldwin County, Alabama;

Thence run S0°11'27"E along the east line of said Quarter a distance of 19.97 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run S0°24'1"E along the grantor's east property line a distance of 701.51 feet to a point on the existing R/W line of US Hwy 90;

Thence run N64°52'5"W along the existing R/W line a distance of 27.39 feet to a point on the acquired R/W line (said point is set on the project centerline at Station 10+40.49);

Thence run northerly along a curve to the left along the acquired R/W line a distance of 22.05 feet (said curve having a radius of 150 feet, a chord bearing of N3°14'30"E and a chord distance of 22.03 feet) to a point (said point is set on the projects center line at Station 10+62.54);

GRANTEE'S ADDRESS:  
  
BALDWIN COUNTY HIGHWAY DEPARTMEN  
P.O. BOX 220  
SILVERHILL, ALABAMA 36576

GRANTOR'S ADDRESS:  
  
CHARLES EDWARD CHAVIS, JR  
26397 US HWY 90  
ROBERTSDALE, AL 36567

Thence run N0°58'10"W along the acquired R/W line a distance of 204.66 feet to a point (said point is set on the projects centerline at Station 12+67.20);

Thence run N0°6'14"E along the acquired R/W a distance of 419.62 feet to a point (said point is set on the projects centerline at Station 16+86.82);

Thence run northeasterly along a curve to the right along the acquired R/W a distance of 48.75 feet (said curve having a radius of 60 feet, a chord bearing of N23°41'37"E and a chord distance of 47.42 feet) to the Point of Beginning of the property herein conveyed and containing 0.358 acres, more or less. **\*(0.358 acres of the acquired right-of-way is prescriptive and owned by the grantee.)**

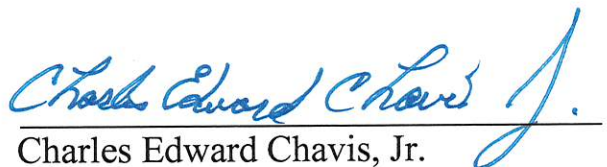
And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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

**AND FOR THE CONSIDERATION AFORESAID**, I do for myself, for my heirs, executors, administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I am lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I 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 ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THE GRANTOR HEREIN FURTHER COVENANTS AND AGREES**, that the purchase price above-stated is in full compensation to him for this conveyance.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 23<sup>rd</sup> day of January, 2019.

  
Charles Edward Chavis, Jr.

  
Mary Elizabeth Gates

GRANTEE'S ADDRESS:

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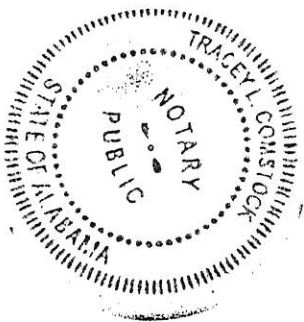
ACKNOWLEDGMENT

STATE OF ALABAMA     )

COUNTY OF BALDWIN    )

I, Tracey L Comstock, a Notary Public, in and for said County in said State, hereby certify that Charles Edward Chavis, 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 23<sup>rd</sup> day of January 2019.



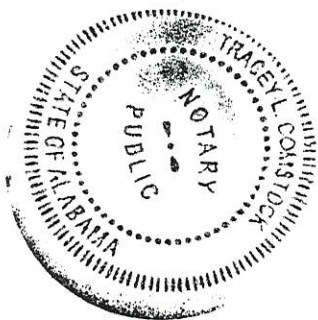
Tracey L Comstock  
NOTARY PUBLIC

My Commission Expires: November 3, 2020

ACKNOWLEDGMENT

I, Tracey L Comstock, a Notary Public, in and for said County in said State, hereby certify that Mary Elizabeth Gates, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of January 2019.



Tracey L Comstock  
NOTARY PUBLIC

My Commission Expires: November 3, 2020

GRANTEE'S ADDRESS:

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

MATEJA ROAD  
PROJECT NO. 0209619  
BALDWIN COUNTY  
TRACT 1

I (We) the undersigned property owner(s) do 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 23rd day of January, 2019.

Charles Edward Chavis, Jr.  
Charles Edward Chavis, Jr.

Mary Elizabeth Gates  
Mary Elizabeth Gates

ACKNOWLEDGMENT

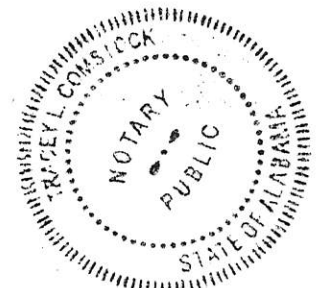
STATE OF ALABAMA  
COUNTY OF BALDWIN )

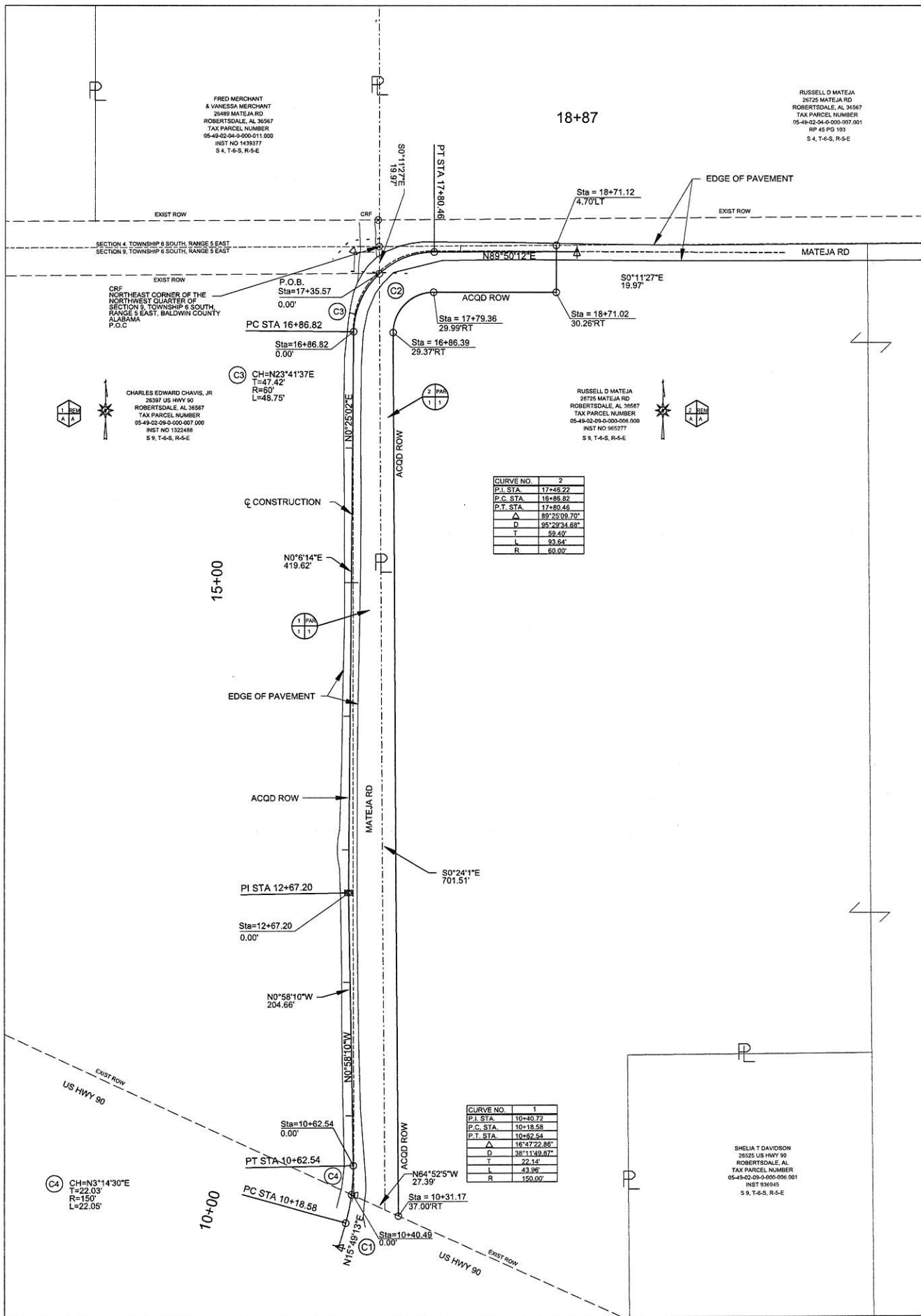
I, Tracey L Comstock, a Notary Public, in and for said County in said State, hereby certify that Charles Edward Chavis, Jr. and Mary Elizabeth Gates whose name (s) are, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2019.

Tracey L. Comstock  
NOTARY PUBLIC

My Commission Expires: November 3, 2020





THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	0209619
OWNER	CHARLES EDWARD CHAVIS, JR	COUNTY	BALDWIN
TOTAL ACREAGE	11.709	SCALE:	1"=100'
R.O.W. REQUIRED	0.358	DATE;	12/11/2018
PRESCRIPTIVE R.O.W.	0.358	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	11.351		