

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0218117
Hoyle Bryars Road
Bridge Replacement
over Bushy Creek East
05-15-08-34-0-000-011.000
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, the undersigned Grantor, Vera F. Edwards, as the sole Trustee of the Joint Revocable Trust of Fred S. Edwards and Vera F. Edwards of January 18, 2010 **AND** Vera F. Edwards, individually, an unmarried woman, being the surviving Grantee of deed dated April 4, 1969 and recorded in Deed Book 399 at page 293; the other Grantee, Fred S. Edwards, having died on July 2, 2014, have 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 South Half of the Southeast Quarter of Section 34, Township 1 North, Range 4 East, identified as Tract Number 2 on Hoyle Bryars Road Bridge Replacement over Bushy Creek East Project No. 0218117 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a CMF found at the northeast corner of the Section 3, Township 1 South, Range 4 East and being a point on the south line for Section 34, Township 1 North, Range 4 East in Baldwin County, Alabama;

Thence run westerly along the south line of said Section 34 a distance of 533 feet, more or less, to a point;

GRANTEE'S ADDRESS:

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

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 1/ 8/2019 2:15 PM
TOTAL \$ 0.00
9 Pages

1737808



Thence run northwesterly a distance of 67 feet, more or less, to the grantor's south east property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run northeasterly along the grantor's east property line a distance of 11 feet, more or less, to a point on the acquired R/W line;

Thence run northwesterly along the acquired R/W line a distance of 484 feet, more or less, to a point on the acquired R/W line (said point is offset 40.00 feet left of and perpendicular to project centerline at Station 9+99.21);

Thence run southwesterly along the acquired R/W line a distance of 10 feet, more or less, to a point on the existing north R/W line of Hoyle Bryars Road;

Thence run southeasterly along the existing north R/W line a distance of 485 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.112 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.

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

GRANTEE'S ADDRESS:

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of DECEMBER, 2018.

W. Z. ED

, as Trustee of the
Joint Revocable Trust of Fred S. Edwards
and Vera F. Edwards of January 18, 2010

W. Z. ED

Wayne Edwards, as Authorized Agent for
Vera F. Edwards by Durable Ultra Power
of Attorney of January 18, 2010

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Walton)

I, Alina Farrell, a Notary Public, in and for said County in said State, hereby certify that Wayne Edwards, whose name as Authorized Agent for Vera F. Edwards by Durable Ultra Power of Attorney of January 18, 2010, 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 27th day of December, 2018.



Alina Farrell
Notary Public
State of Florida
My Commission Expires
February 15, 2021
Commission No. GG 73338

Alina Farrell

NOTARY PUBLIC

My Commission Expires: Feb. 15, 2021

GRANTEE'S ADDRESS:

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

TRUSTEE ACKNOWLEDGEMENT

STATE OF Florida)

COUNTY OF Walton)

I, Alina Farrell, a Notary Public, in and for said County in said State, hereby certify that Wayne Edwards whose name as trustee of the Joint Revocable Trust of Fred S. Edwards and Vera F. Edwards of January 18, 2010, 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, as such trustee, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal this 27th day of December, 2018.



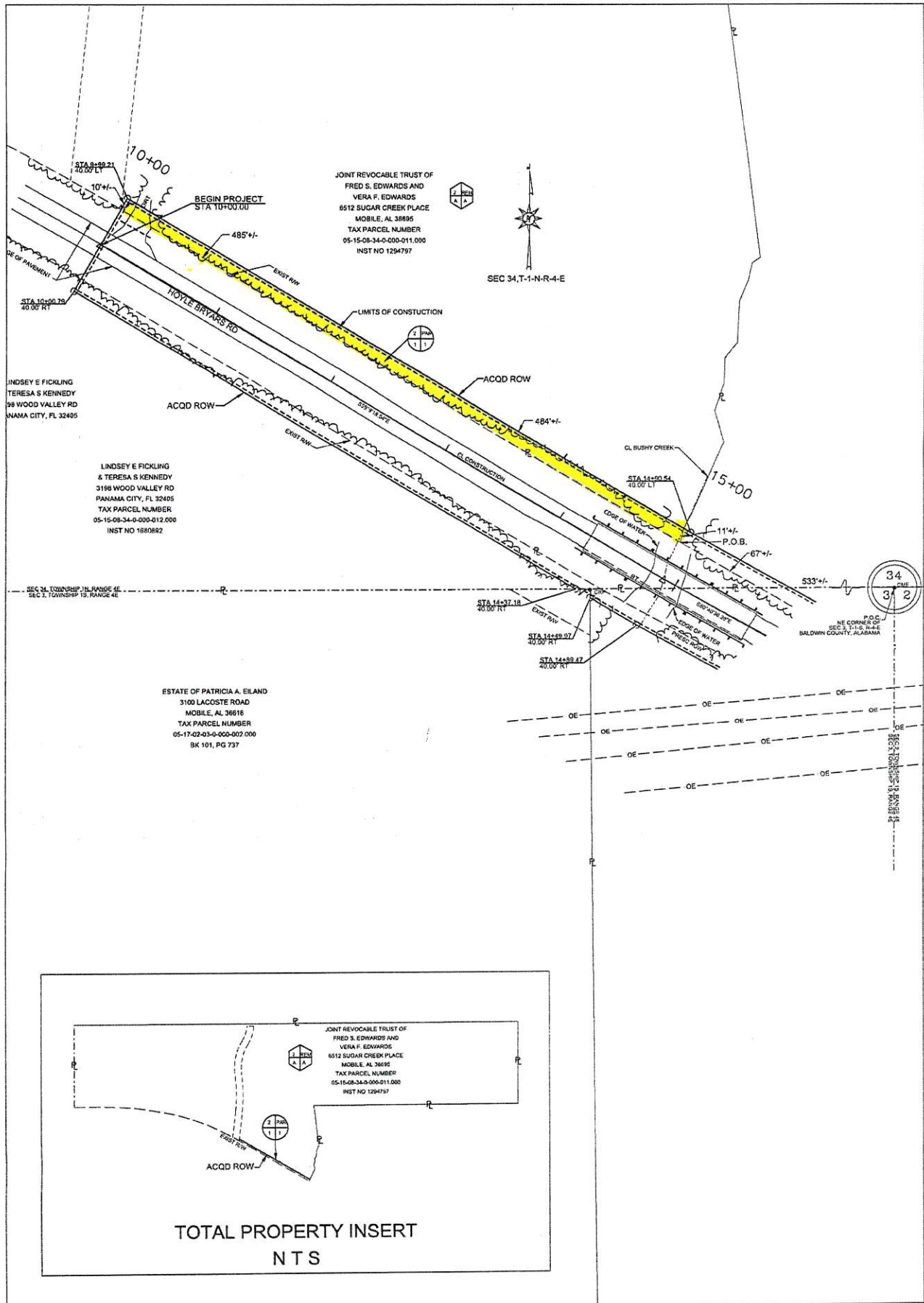
Alina Farrell
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P.O. BOX 220
SILVERHILL, ALABAMA 36576



BOUNDARY LINES AND ACREAGES DEPICTED ON THIS MAP MAY BE A PRODUCT OF SEVERAL SOURCES, INCLUDING DEED AND INSTRUMENT REFERENCES, CALCULATIONS, REVENUE COMMISSION DATA, OR OTHER DOCUMENTS OF HISTORICAL REFERENCE, AND MAY NOT REPRESENT ACTUAL BOUNDARIES OR ACREAGE. AS THIS IS NOT A PROFESSIONAL BOUNDARY SURVEY, A LICENSED PROFESSIONAL LAND SURVEYOR SHOULD BE COMMISSIONED TO PERFORM A BOUNDARY SURVEY TO DETERMINE ACTUAL BOUNDARIES AND SUBSEQUENT ACREAGE OF LAND PARCELS.

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2
OWNER JOINT REVOCABLE TRUST OF FRED S EDWARDS
& VERA F EDWARDS
TOTAL ACREAGE 34.910
R.O.W. REQUIRED 0.112
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 34.798

PROJECT NO. 0218117
COUNTY BALDWIN
SCALE: 1"=100'
DATE; 8-15-2018
REVISED: N/A
SHEET : 1 OF 1

STATE OF ALABAMA

COUNTY OF BALDWIN

CERTIFICATION OF TRUST
OF
THE JOINT REVOCABLE TRUST OF FRED S. EDWARDS
AND VERA F. EDWARDS OF JANUARY 18, 2010

This Certification of Trust is prepared pursuant to the provisions of § 19-3(b)-103, Code of Alabama, 1975, as amended, in connection with that certain Revocable Trust created by Fred S. Edwards and Vera F. Edwards of January 18, 2010 and is hereinafter referred to as "Trust".

1. Trust was created on January 18, 2010 and is still in existence.
2. The Settlor of the Trust were Fred S. Edwards and Vera F. Edwards. The Settlor, Fred S. Edwards, died on July 2, 2014.
3. Fred S. Edwards and Vera F. Edwards were named as the initial Co-Trustees of the Trust, however, upon the death of Fred S. Edwards, Vera F. Edwards became the current sole Trustee hereof.

Her Address is as follows:

2400 Crystal Cove Lane #204
MIRAMAR BEACH, FLORIDA 32550

4. Pursuant to the provisions of Trust, Wayne Edwards, as the current sole Trustee and/or Successor, was expressly given the power to sell any property, whether real or personal, owned by the Trust, as public or private sale, at such price and on such terms and conditions as the current sole Trustee deems advisable, as well as the right to execute and deliver any deeds of conveyance of the same.
5. Wayne Edwards, as the current sole Trustee and/or Successor, has full authority to sign any and all documents required in order to exercise her power as such current sole Trustee.
6. No separate tax payer identification number for the Trust is required, pursuant to the provisions of I.R.S. Regs. 1.671-4(b) and 30.6109-1-(a)(2). The Social Security Number of Vera F. Edwards, one of the Settlor of Trust, is used as the taxpayer identification number for the Trust, the last four (4) digits of which are xx-xxx-8265.
7. Title to assets owned by Trust was authorized to have been taken in the name of the Trust, in the names of the Co-Trustees or in the name of the current sole Trustee of Trust.

8. Trust has never been amended and Trust has not been revoked, modified or amended by the Settlers in any manner which would cause the representations contained in this Certification of Trust to be incorrect.
9. This Certification of Trust is given in connection with the sale by Trust of the following described real property located in Baldwin County, Alabama.

SEE EXHIBIT "A" ATTACHED

IN WITNESS WHEREOF, the undersigned has hereunto caused these presents to be executed on this 27th day of December, 2018.

Wayne Edwards
Trustee, as Trustee for the Joint
Revocable Trust of Fred S. Edwards and Vera
F. Edwards of January 18, 2010

STATE OF Florida
COUNTY OF Walton

I, the undersigned Notary Public, in and for said State and County, hereby certify that Wayne Edwards, as trustee for the Joint Revocable Trust of Fred S. Edwards and Vera F. Edwards of January 18, 2010, whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 27th day of December, 2018.

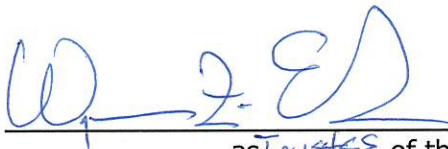
Alina Farrell
Notary Public
State of Florida
My Commission Expires
February 15, 2021
Commission No. GG 73338

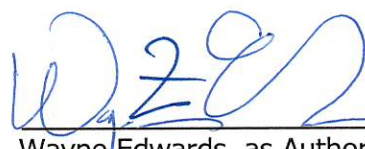
Notary Public

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

**HOYLE BRYARS ROAD OVER BUSHY CREEK EAST
BRIDGE REPLACEMENT PROJECT
PROJECT NO. 0218117
BALDWIN COUNTY
AREA 100
TRACT 2**

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.


_____, as Trustee of the Joint
Revocable Trust of Fred S. Edwards and
Vera F. Edwards of January 18, 2010



Wayne Edwards, as Authorized
Agent for Vera F. Edwards by
Durable Ultra Power of Attorney of
January 18, 2010

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Walton)

I, Alina Farrell, a Notary Public, in and for said County in said State, hereby certify that Wayne Edwards whose name as Authorized Agent for Vera F. Edwards by Durable Ultra Power of Attorney of January 18, 2010 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 27th day of December, 2018.


Alina Farrell
Notary Public
State of Florida
My Commission Expires
February 15, 2021
Commission No. GG 73338

Alina Farrell
NOTARY PUBLIC


My Commission Expires: Feb. 15, 2021

TRUSTEE ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF Walton)

I, Alina Farrell, a Notary Public, in and for said County in said State, hereby certify that Wayne Edwards whose name as trustee of the Joint Revocable Trust of Fred S. Edwards and Vera F. Edwards of January 18, 2010, 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, as such trustee, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal this 27th day of December, 2018.


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