

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

DIM
D-K

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0209619
Mateja Road
Safety Improvements
05-49-02-09-0-000-006.000
Tract No. 2

FEE SIMPLE
WARRANTY DEED

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 1/22/2019 3:23 PM
TOTAL \$ 0.00
5 Pages

1739851



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, Russell D. Mateja, married man, 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 Northeast Quarter of Section 9, Township 6 South, Range 5 East, identified as Tract Number 2 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 (the grantor's northwest property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence run N89°34'23"E along the grantors north property line a distance of 131.48 feet to a point on the acquired R/W line (said point is offset 4.70 feet left of and perpendicular to the project center line at Station 18+71.12);

Thence run S0°0'0"E along the acquired R/W line a distance of 34.96 feet to a point (said point is offset 30.26 feet right of and perpendicular to the project centerline at Station 18+71.02);

Thence run S90°0'0"E along the acquired R/W line a distance of 91.11 feet to a point (said point is offset 29.99 feet right of and perpendicular to the project centerline at Station 17+79.36);

GRANTEE'S ADDRESS:

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

GRANTOR'S ADDRESS:

RUSSELL D MATEJA
26725 US HWY 90
ROBERTSDALE, AL 36567

34723

Thence run southwesterly along a curve to the left along the acquired R/W line a distance of 77.33 feet (said curve having a radius of 30 feet, a chord bearing of N44°47'59"E and a chord distance of 42.51 feet) to a point (said point is offset 29.37 feet right of and perpendicular to the project centerline at Station 16+86.39);

Thence run S0°24'1"E along the acquired R/W line a distance of 661.88 feet to a point on the existing R/W line of US Hwy 90;

Thence run N65°12'53"W along the existing R/W line a distance of 11.05 feet to the grantors southwest property corner;

Thence run N0°24'1"W along the grantors west property line a distance of 701.41 feet to a point on the grantor's west property line;

Thence run N0°11'27"W along the grantors west property line a distance of 19.97 feet to the Point of Beginning of the Property herein conveyed and containing 0.267 acres, more or less. ***(0.039 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.228 acres is being acquired from the 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, 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 22nd day of January, 2019.



Russell D. Mateja

GRANTEE'S ADDRESS:

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

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ACKNOWLEDGMENT

STATE OF ALABAMA)

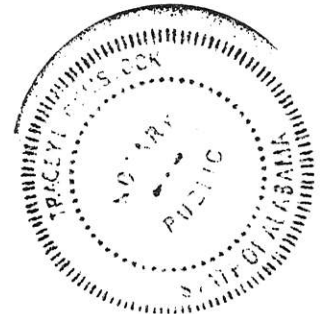
COUNTY OF BALDWIN)

I, Tracey L Comstock, a Notary Public, in and for said County in said State, hereby certify that Russell D. Mateja, 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 22nd day of January 2019.

Tracey L. Comstock
NOTARY PUBLIC

My Commission Expires: November 3, 2020



GRANTEE'S ADDRESS:

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

GRANTOR'S ADDRESS:

RUSSELL D MATEJA
26725 US HWY 90
ROBERTSDALE, AL 36567

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

MATEJA ROAD
PROJECT NO. 0209619
BALDWIN COUNTY
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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 22nd day of January, 2019.

Russell D. Mateja
Russell D. Mateja

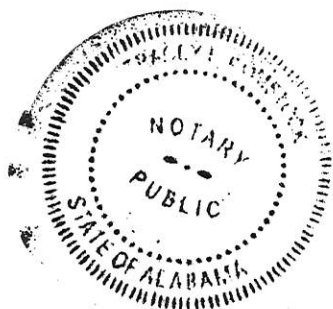
ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN)

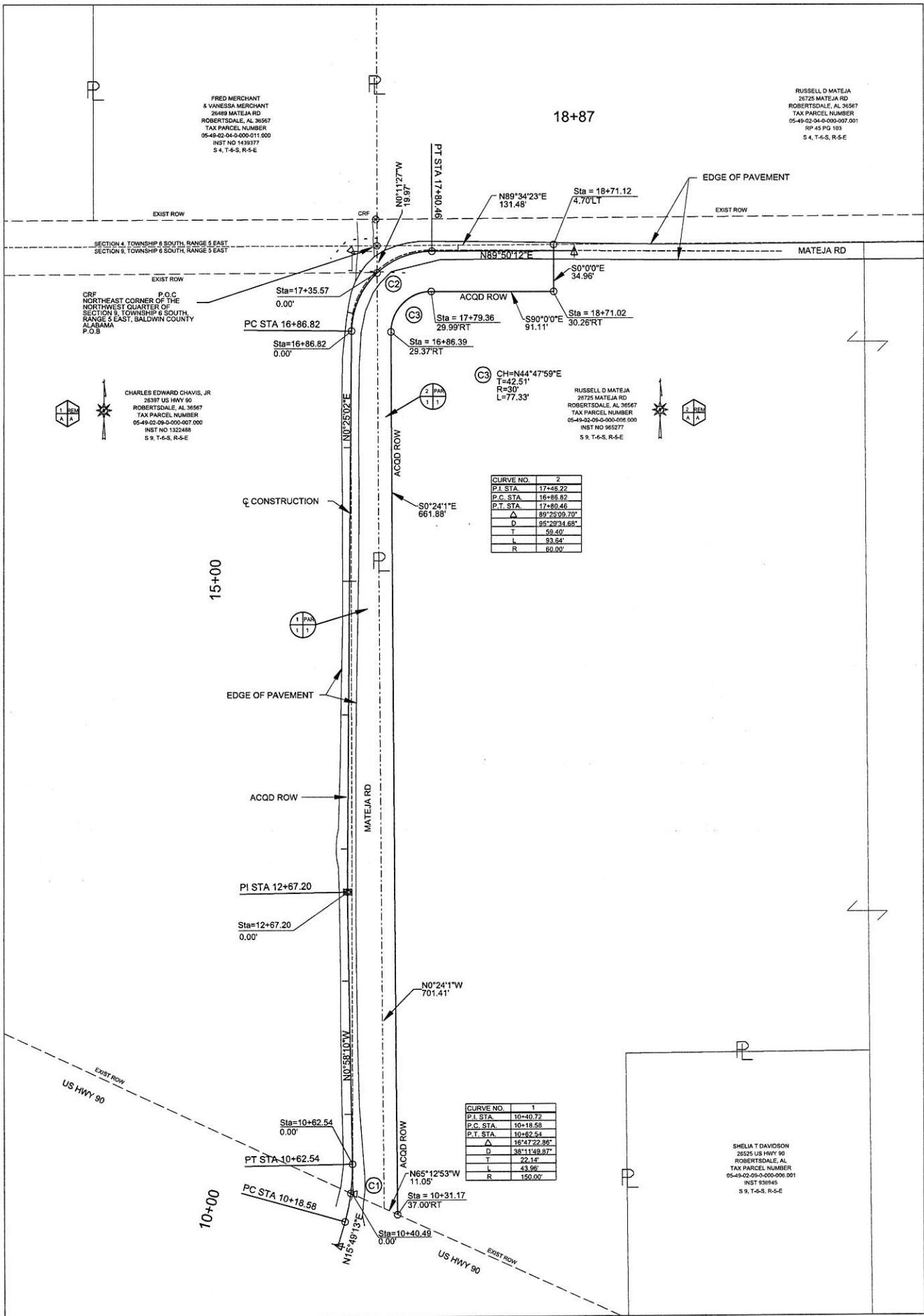
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Tracey L. Comstock
NOTARY PUBLIC



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THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2
OWNER RUSSELL D MATEJA
TOTAL ACREAGE 40.982
R.O.W. REQUIRED 0.267
PRESCRIPTIVE R.O.W. 0.039
T.C.E. REQUIRED N/A
REMAINDER 40.715

PROJECT NO. 0209619
COUNTY BALDWIN
SCALE: 1"=100'
DATE; 12/18/18
REVISED: N/A
SHEET : 1 OF 1