

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

STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0203718

County Road 32

Intersection Improvements on CR 32  
from CR 32 to CR 55 North

05-55-01-02-0-000-004.000

Tract No. 2A *TD OK*

**FEE SIMPLE  
WARRANTY DEED**

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 5/13/2019 2:56 PM  
TOTAL \$ 0.00  
6 Pages

1759540



**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), Jonathan J. Walker and Kelley L. Cooksey-Walker, husband & wife, 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 Northwest Quarter of Section 2, Township 7 South, Range 3 East, identified as Tract Number 2A on the County Road 32 Project in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the northwest corner of the northwest quarter of Section 2, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence run easterly along the north line of said Section 2 a distance of 683 feet, more or less, to a point;

Thence run southerly a distance of 39 feet, more or less, to a point on grantor's north property line and being the Point of Beginning of the property herein to be conveyed;

Thence run easterly along the grantor's north property line a distance of 185 feet, more or less, to the grantor's northeast property corner;

Thence run south along the grantor's east property line a distance of 3 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

Thence run westerly along the acquired R/W line a distance of 174 feet, more or less, to a point (said point is offset 41.95 feet right of and perpendicular to project centerline at Station 26+82.20);

Thence run northwesterly along the acquired R/W line a distance of 12 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.012 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**, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County 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 13<sup>th</sup> day of May, 2019.

  
Jonathan J. Walker

  
Kelley L. Cooksey-Walker

GRANTEE'S ADDRESS:

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



**ACKNOWLEDGMENT**

STATE OF ALABAMA     )

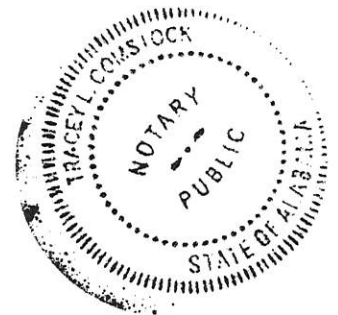
COUNTY OF BALDWIN    )

I, Tracey L Comstock, a Notary Public, in and for said County in said State, hereby certify that Jonathan J. Walker and Kelley L. Cooksey-Walker, 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 13<sup>th</sup> day of May, 2019.

Tracey L Comstock  
NOTARY PUBLIC

My Commission Expires: November 3, 2020



**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF ALABAMA

COUNTY OF BALDWIN

I, \_\_\_\_\_, 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. 2019.

\_\_\_\_\_  
Official Title \_\_\_\_\_

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**

**COUNTY ROAD 32  
CR 32 FROM CR 32 TO CR 55 NORTH  
PROJECT NO. 0203718  
BALDWIN COUNTY  
TRACT 2A**

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 13<sup>th</sup> day of May, 2019.

  
\_\_\_\_\_  
Jonathan J. Walker

  
\_\_\_\_\_  
Kelley L. Cooksey-Walker

ACKNOWLEDGMENT

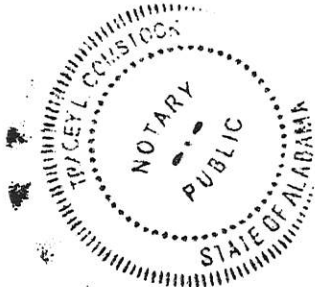
STATE OF ALABAMA    )  
COUNTY OF BALDWIN    )

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Given under my hand and official seal this 13<sup>th</sup> day of May 2019.

Tracey L Cornstock  
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STATE OF ALABAMA    )  
COUNTY OF BALDWIN    )

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Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2019.

\_\_\_\_\_  
Official Title \_\_\_\_\_

