

1791371

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



STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0204016

Brady Road

G,D,B & Pave Brady Road
from EOP to Wallace Road

05-34-06-23-0-000-006.001

Tract 4

48

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Paul Eugene Coombs, a married man not conveying part of his homestead, and being the heir at law and next of kin of Leon Eugene Coombs who died intestate on June 11, 2009 while a resident of Robertsedale, Alabama and Faye Annette Coombs who died intestate on March 7, 2010 while a resident of Robertsedale, Alabama, being the Grantor(s), hereinafter referred to as the Party of the First Part, in and for Good and Valuable consideration, given by Baldwin County, Alabama, Grantee, hereinafter referred to as the Party of the Second Part, the receipt whereof is hereby acknowledged, has and have by these presents do hereby REMISE, RELEASE, QUITCLAIM AND CONVEY unto Baldwin County, Alabama, Party of the Second Part, its successors or assigns, all their right, title, interest and claim in and to the following described real estate subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in:

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 4 South, Range 4 East, identified as Tract Number 4 on Brady Road, Project No. 0204016 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a rod found at the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 4 South, Range 4 East, in Baldwin County, Alabama;

Thence run easterly along the north line of said Quarter a distance of 263 feet, more or less, to the grantor's northwest property corner;

Thence run southerly along the grantor's west property line a distance of 78 feet, more or less, to a point on the acquired R/W line and being the Point of Beginning of the property herein to be conveyed;

Thence run southeasterly along the acquired R/W line a distance of 35 feet, more or less, to the grantor's east property line;

Thence run southerly along the grantor's east property line a distance of 67 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 34 feet, more or less, to a point on the grantor's west property line;

Thence run northerly along the grantor's west property line a distance of 67 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.047 acres, more or less. ***(0.018 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.029 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.

TOGETHER WITH all the singular rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto Baldwin County, Alabama, its successors or assigns of said Grantee, forever.

IN WITNESS WHEREOF the grantor(s) have hereunto set their hands and seal(s) this the 12 day of October, 2019.

Paul Eugene Coombs
Paul Eugene Coombs

ACKNOWLEDGMENT

STATE OF GEORGIA)

COUNTY OF Barrow)

I, Kristie McIlwain, a Notary Public, in and for said County in said State, hereby certify that Paul Eugene Coombs, 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 12 day of October 2019.

Kristie G. McIlwain
NOTARY PUBLIC

My Commission Expires; 8/12/21

GRANTEE'S ADDRESS:

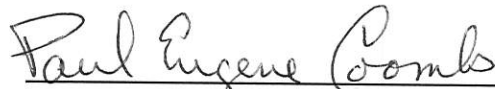
BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

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

**Brady Road
EOP to Wallace Road
Project No. 0204016
Baldwin County, Alabama
Tract 4**

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 12 day of October, 2019.


Paul Eugene Coombs

ACKNOWLEDGMENT

STATE OF GEORGIA)
COUNTY OF Barrow)

I, Kristie McIlwain, a Notary Public, in and for said County in said State, hereby certify that Paul Eugene Coombs, whose name(s) 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 12 day of October, 2019.


NOTARY PUBLIC

My Commission Expires: 8/12/21

GRANTEE'S MAILING ADDRESS:

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

