

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 9/20/2019 1:09 PM
TOTAL \$ 0.00
5 Pages

1785131

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

05-34-06-23-0-000-006.000 1D

Tract No. 5

**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 (we), the undersigned Grantor(s), Lew Walter Todd a/k/a L. Walter Todd, a widowed man, being the surviving grantee of that certain deed dated April 17, 1976 and recorded in Deed Book 499 page 621; the other grantee, Martha Sue Todd having died on February 16, 2013 in Baldwin County, Alabama, 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 Northwest Quarter of the Southeast Quarter of Section 23, Township 4 South, Range 4 East, identified as Tract Number 5 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 294 feet, more or less, to the grantor's northwest property corner;

Thence run southerly along the grantor's west property line a distance of 94 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;

GRANTEE'S ADDRESS:

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

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 36 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 0.049 acres, more or less.

***(0.019 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.030 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, Alabama, 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, Alabama, 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 ad valorem 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.

GRANTEE'S ADDRESS:

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 20 day of September, 2019.

Lew Walter Todd
Lew Walter Todd a/k/a L. Walter Todd

ACKNOWLEDGMENT

STATE OF ALABAMA)

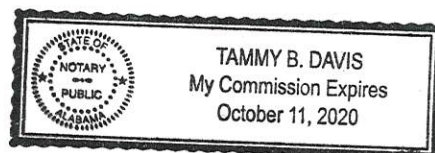
COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said
State, hereby certify that Lew Walter Todd aka L. Walter Todd, 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 20 day of September, 2019.

Tammy B. Davis
NOTARY PUBLIC

My Commission Expires: _____



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 5**

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 20 day of September, 2019.

Lew Walter Todd
Lew Walter Todd a/k/a L. Walter Todd

ACKNOWLEDGMENT

STATE OF ALABAMA)

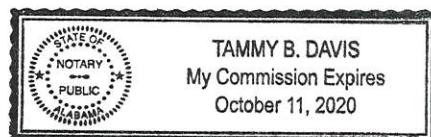
COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Lew Walter Todd a/k/a L. Walter Todd, 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 20 day of September, 2019.

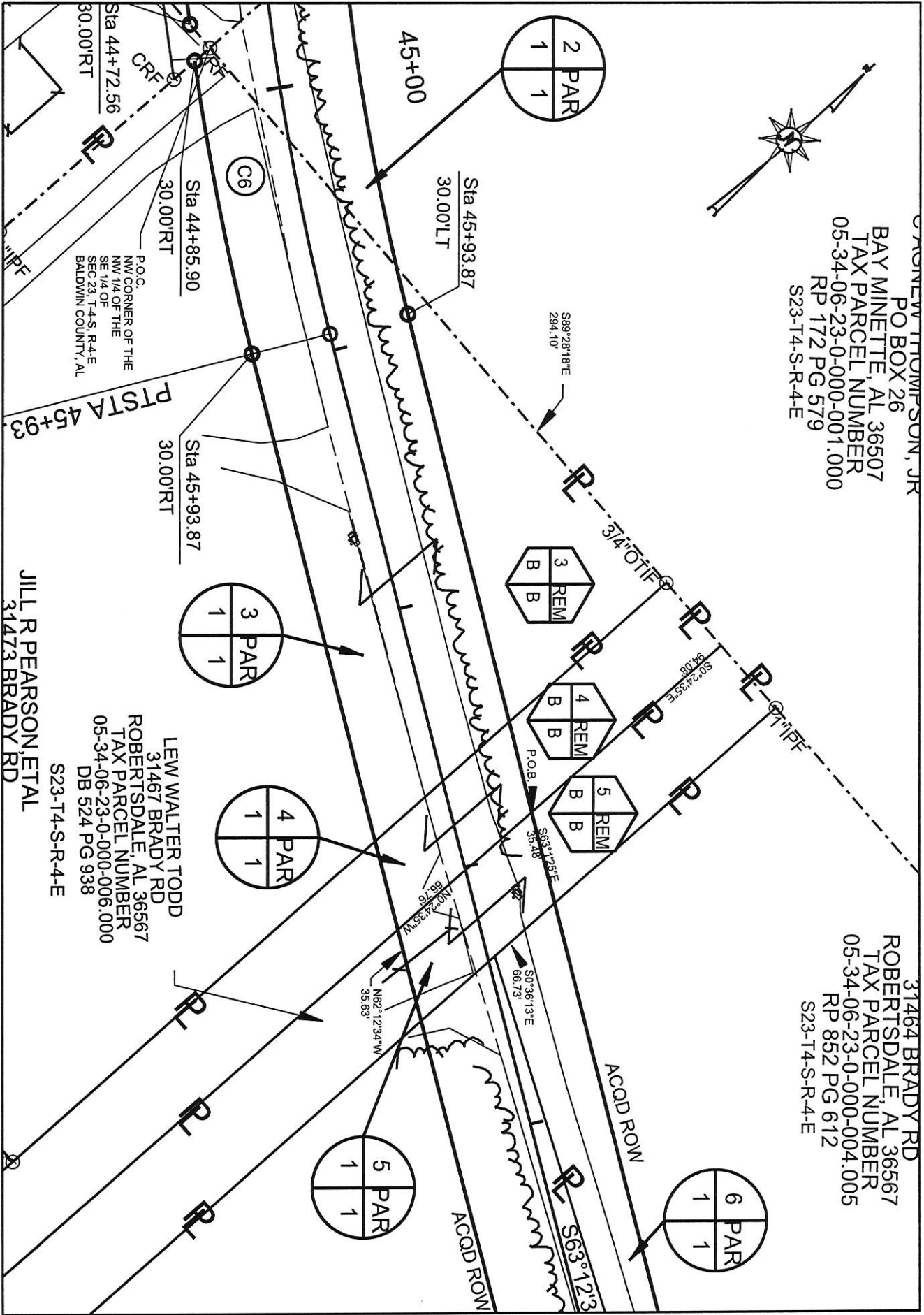
Tammy B. Davis
NOTARY PUBLIC

My Commission Expires: _____



GRANTEE'S MAILING ADDRESS:

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



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	5	PROJECT NO.	0204016
OWNER	LEW WALTER TODD	COUNTY	BALDWIN
TOTAL ACREAGE	6.447	SCALE:	1"=50'
R.O.W. REQUIRED	0.049	DATE;	08-14-2019
PRESCRIPTIVE R.O.W.	0.019	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	6.398		