

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

05-34-06-23-0-000-002.002

Tract No. 10

TD

**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), William A. Lyon, III and Patricia Brinson Lyon, husband and wife, 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 10 on Brady Road, Project No. 0204016 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing from a crimp top iron found at the southwest corner of the Northwest Quarter of the Southeast Quarter Section 23, Township 4 South, Range 4 East, in Baldwin County, Alabama;

Thence run easterly along the south line of said Quarter a distance of 1004 feet, more or less, to a point;

Thence run northerly a distance of 601 feet, more or less, to the acquired R/W line on the grantor's west property line and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the grantor's west property line a distance of 31 feet, more or less, to the grantor's northwest property corner;

GRANTEE'S ADDRESS:

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

118843

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 9/11/2019 9:48 AM
TOTAL \$ 0.00
5 Pages

1783199



Thence run southeasterly along grantor's north property line a distance of 369 feet, more or less, to a point on the acquired R/W line;

Thence run northwesterly and parallel to project centerline along a curve to the left having a radius of 1470.00 feet and along the acquired R/W line a distance of 342 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.054 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.

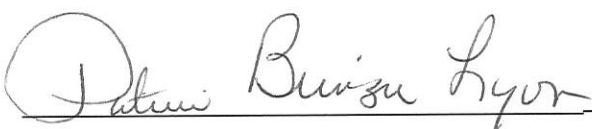
TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

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 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 9 day of September, 2019.


William A. Lyon, III


Patricia Brinson Lyon

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

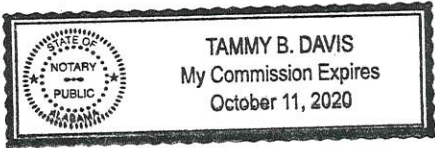
COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that William A. Lyon, III and Patricia Brinson Lyon, 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 9 day of September, 2019.

Tammy B. Davis
NOTARY PUBLIC

My Commission Expires: _____



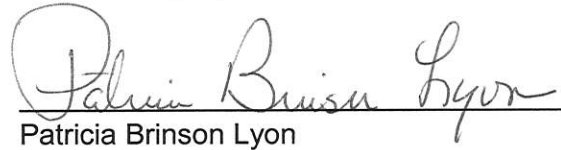
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

Brady Road
EOP to Wallace Road
Project No. 0204016
Baldwin County, Alabama
Tract 10

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 9 day of September, 2019.


William A. Lyon, III


Patricia Brinson Lyon


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 William A. Lyon, III and Patricia Brinson Lyon, whose names 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.

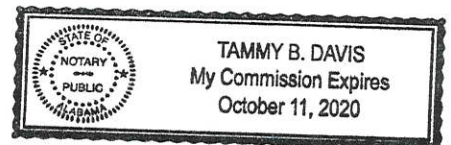
Given under my hand and official seal this 9 day of September, 2019.

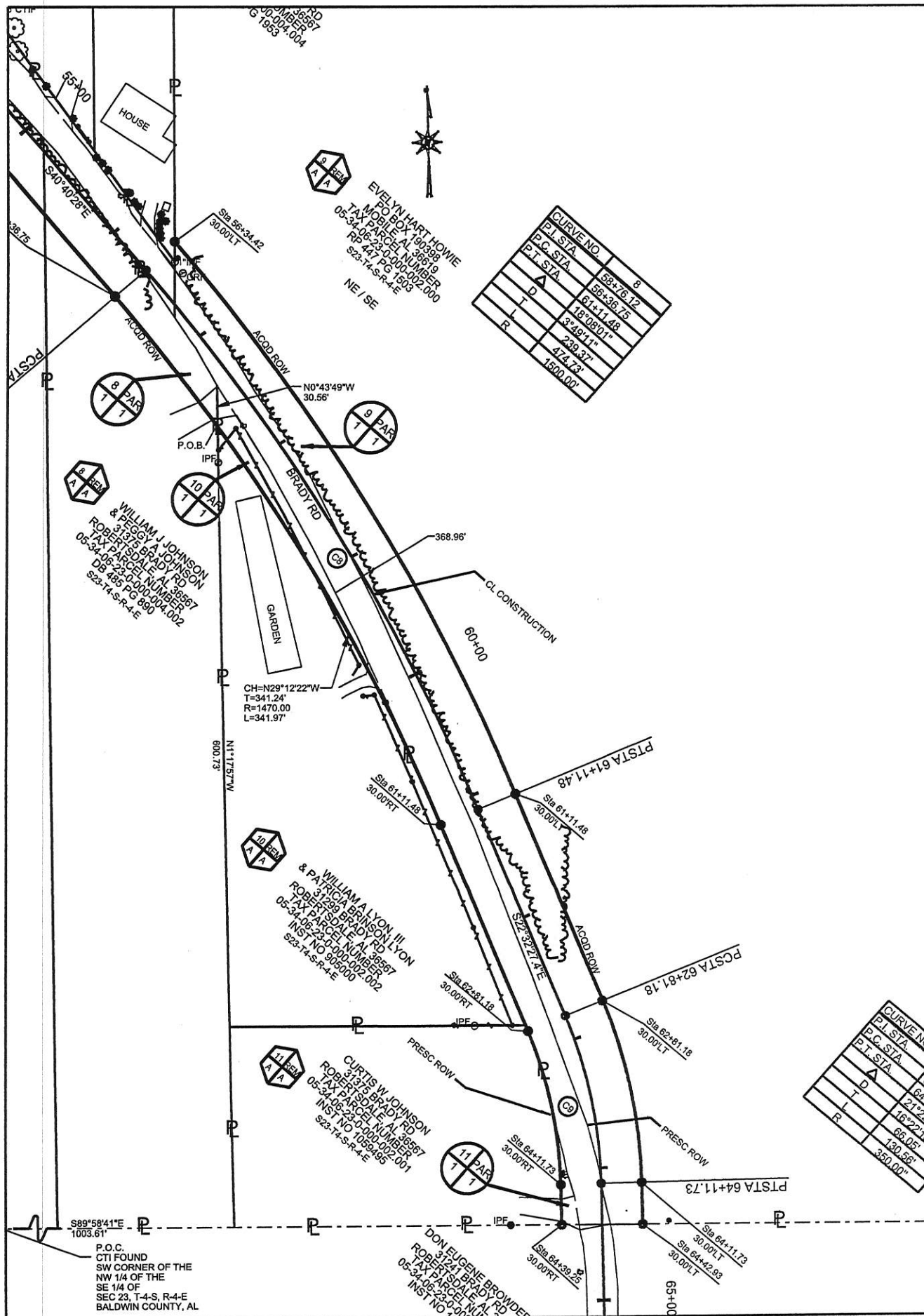

NOTARY PUBLIC

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. 10
 OWNER WILLIAM A LYON, III & PATRICIA BRINSON LYON
 TOTAL ACREAGE 1.311
 R.O.W. REQUIRED 0.054
 PRESCRIPTIVE R.O.W. N/A
 T.C.E. REQUIRED N/A
 REMAINDER 1.257

PROJECT NO. 0204016
 COUNTY BALDWIN
 SCALE: 1"=100'
 DATE; 08-15-2019
 REVISED: N/A
 SHEET : 1 OF 1