

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0211019

Mannich Lane

G, D, B & Pave Mannich Lane

From County Road 49 to Norris Lane

05-55-05-22-0-000-005.002

Tract No. 1

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 8/29/2019 1:17 PM
TOTAL \$ 0.00
5 Pages

1781089

**FEE SIMPLE
WARRANTY DEED**



81902

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), Steven F. Rhodes, a Single man, 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 Southwest Quarter of Section 22, Township 7 South, Range 3 East, identified as Tract Number 1 on Mannich Lane, Project No. 0211019 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a set mag nail with washer at the northwest corner of the Northwest Quarter of the Southwest Quarter of Section 22, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence run southerly along the west line of said Section a distance of 10 feet, more or less, to a point;

Thence run easterly a distance of 40 feet, more or less, to the grantor's northwest property corner 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 626 feet, more or less, the grantor's northeast property corner;

GRANTEE'S ADDRESS:

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

Thence run southerly along the grantor's east property line a distance of 50 feet, more or less, to a point on the acquired R/W line;

Thence run westerly along the acquired R/W line a distance of 626 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 50 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.735 acres, more or less.
***(0.683 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.052 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 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 28 day of August, 2019.


Steven F. Rhodes

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

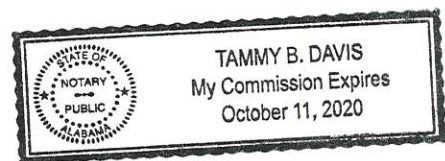
I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Steven F. Rhodes whose name is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of August 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

Mannich Lane
County Road 49 to Norris Lane
Project No. 0211019
Baldwin County, Alabama
Tract 1

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 28
day of August, 2019.


Steven F. Rhodes

ACKNOWLEDGMENT

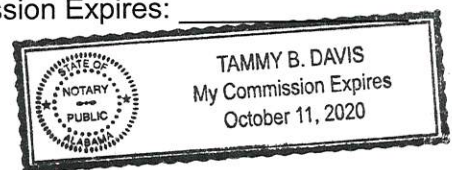
STATE OF ALABAMA)
COUNTY OF BALDWIN)

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Given under my hand and official seal this 28 day of August, 2019.


NOTARY PUBLIC

My Commission Expires: _____



GRANTEE'S MAILING ADDRESS:

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



COUNTY OF BALDWIN

TRACT NO.	1
OWNER	STEVEN F RHODES
TOTAL ACREAGE	9.377
R.O.W. REQUIRED	0.735
PRESCRIPTIVE R.O.W.	0.683
T.C.E. REQUIRED	N/A
REMAINDER	8.642

PROJECT NO.	0211019
COUNTY	BALDWIN
SCALE:	1"=100'
DATE;	7-18-2019
REVISED:	N/A
SHEET :	1 OF 1