

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

DM  
O.K.

STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0210619  
Safety Improvements on Flowers Rd  
from U.S. Hwy 90 to BOE Property  
05-41-08-34-0-000-010.000  
Tract No. 1

**FEE SIMPLE  
WARRANTY DEED**

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 3/22/2019 2:38 PM  
TOTAL \$ 0.00  
4 Pages

1749586



**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, we, the undersigned Grantors, Michael Alan Rhodes and Carol Dawn Rhodes, husband and wife, have this day bargained and sold, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Baldwin County, Alabama, the following described property:

**A part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 34, Township 5 South, Range 4 East identified as Tract Number 1 on Safety Improvements on Flowers Rd from U.S. Hwy 90 to BOE Property Project No. 0210619 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at a capped rebar found at the northwest corner of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 34, Township 5 South, Range 4 East, in Baldwin County, Alabama, (the grantor's northwest property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence run N 89° 53' 52" E along the grantor's north property line a distance of 43.8 feet to a point on the acquired R/W line;

Thence run S 0° 20' 16" E along the acquired R/W line a distance of 636.3 feet to a point on the existing north R/W line of U. S. Highway 90;

Thence run S 89° 45' 16" W along the existing R/W line a distance of 40.4 feet to the grantor's southwest property corner;

Thence run N 0° 38' 8" W along the grantor's west property line a distance of 636.45 feet to the Point of Beginning of the property herein conveyed and containing 0.615 acres, more or less.

GRANTEE'S ADDRESS:

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

35827

(\*0.188 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.427 acres is being acquired from 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 tract plat 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**, we do for ourselves, for our heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that we are lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that 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 we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THE GRANTOR HEREIN FURTHER COVENANTS AND AGREES**, that the purchase price above-stated is in full compensation to them for this conveyance.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seal this the 22nd day of March, 2019.

Jr

Witness

Witness

Michael Alan Rhodes

Michael Alan Rhodes

Carol Dawn Rhodes

Carol Dawn Rhodes

#### 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 Michael Alan Rhodes and Carol Dawn Rhodes, 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.

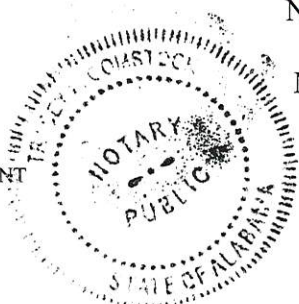
Given under my hand and official seal this 22nd day of March, 2019.

Tracey L Comstock  
Notary Public

My Commission Expires: November 3, 2020

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**

**Flowers Road Safety Improvements  
from U. S. Hwy 90 to BOE Property  
PROJECT NO. 0210619  
BALDWIN COUNTY  
TRACT 1**

I the undersigned property owner do hereby acknowledge that I have been made aware of my rights to an appraisal and just compensation and in further consideration of the benefits accrued to my property from the above-referenced project, I do hereby waive my 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 22<sup>nd</sup> day of march, 2019.

\_\_\_\_\_  
Witness

Michael Alan Rhodes  
Michael Alan Rhodes

\_\_\_\_\_  
Witness

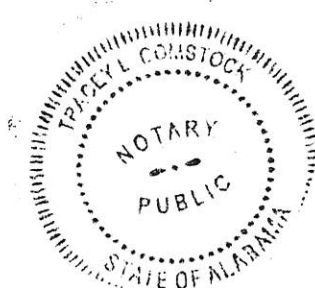
Carol Dawn Rhodes  
Carol Dawn Rhodes

**ACKNOWLEDGMENT**

STATE OF ALABAMA    )  
COUNTY OF BALDWIN )

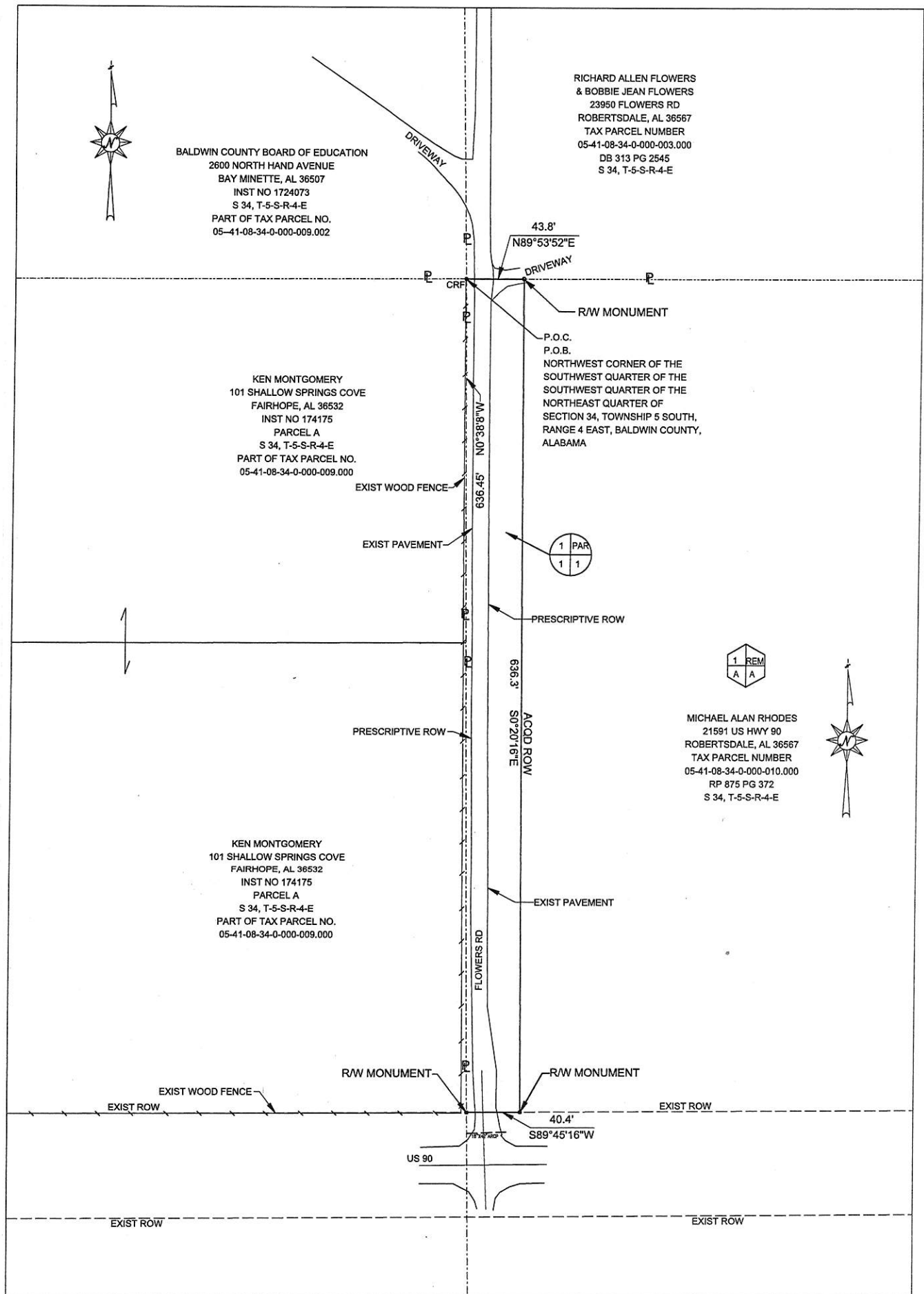
I, Tracey L Comstock, a Notary Public, in and for said County in said State, hereby certify that Michael Alan Rhodes and Carol Dawn Rhodes whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of march 2019.



Tracey L Comstock  
NOTARY PUBLIC

My Commission Expires: November 3, 2020



THIS IS NOT A  
BOUNDARY SURVEY

## COUNTY OF BALDWIN

TRACT NO. 1  
OWNER MICHAEL ALAN RHODES  
TOTAL ACREAGE 13.885  
R.O.W. REQUIRED 0.427  
PRESCRIPTIVE R.O.W. 0.188  
T.C.E. REQUIRED N/A  
REMAINDER 13.270

PROJECT NO. 0210619  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 3/13/19  
REVISED: N/A  
SHEET : 1 OF 1