

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

TC

STATE OF ALABAMA     )  
  
COUNTY OF BALDWIN    )

Project No. 0220619  
Courtney Lane  
AFM from US Hwy 90 North 0.20 Miles  
05-41-08-34-0-000-008.001 - 8706  
05-41-08-34-0-000-008.004 - 92764  
05-41-08-34-0-000-008.005 - 92768  
05-41-08-34-0-000-008.011 - 243661  
Tract No. 1

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), Leslie Courtney, Jr. and Glenda S. Courtney, 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 East Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 5 South, Range 4 East, identified as Tract Number 1 on Courtney Lane, Project No. 0220619 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 3:

Commencing at a 10-inch lighter post found at the northeast corner of the East Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 5 South, Range 4 East, in Baldwin County, Alabama;

Thence S00°0'17"E along the east line of said Quarter/Quarter a distance of 1272.54 feet to the grantor's southeast property corner (a point on the existing north R/W line of US Hwy 90);

Thence S89°45'16"W along the grantor's south property line a distance of 210.33 feet to a point on the acquired R/W line and being the Point of Beginning of the property herein to be conveyed;

Thence continue S89°45'16"W along the grantor's south property line a distance of 42.00 feet to a point on the acquired R/W line;

GRANTEE'S ADDRESS:  
  
BALDWIN COUNTY HIGHWAY DEPARTMENT  
P.O. BOX 220  
SILVERHILL, ALABAMA 36576

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 1/10/2020 2:31 PM  
TOTAL \$ 0.00  
8 Pages  
  
1805142



Thence N00°3'27"W along the acquired R/W line a distance of 49.40 feet to a point on the grantor's property line;

Thence N90°0'0"E along the grantor's property line a distance of 42.15 feet to a point on the acquired R/W line;

Thence S00°5'6"E along the acquired R/W line a distance of 149.22 feet to the Point of Beginning of the property herein conveyed and containing 0.144 acres, more or less.

**Parcel 2 of 3:**

Commencing at a 10-inch lighter post found at the northeast corner of the East Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 5 South, Range 4 East, in Baldwin County, Alabama;

Thence S00°0'17"E along the east line of said Quarter/Quarter a distance of 788.08 feet to the grantor's northeast property corner;

Thence N89°59'11"W along the grantor's north property line a distance of 211.01 feet to a point on the acquired R/W line and being the Point of Beginning of the property herein to be conveyed;

Thence S00°5'6"E along the acquired R/W line a distance of 286.98 feet to a point on the grantor's property line;

Thence N89°58'50"W along the grantor's property line a distance of 20.05 feet to the grantor's property corner;

Thence N00°0'08"E along the grantor's property line a distance of 286.97 feet to the grantor's property corner;

Thence S89°59'11"E along the grantor's property line a distance of 19.75 feet to the Point of Beginning of the property herein conveyed and containing 0.130 acres, more or less.

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**Parcel 3 of 3:**

Commencing at a 10-inch lighter post found at the northeast corner of the East Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 5 South, Range 4 East, in Baldwin County, Alabama;

Thence S00°0'17"E along the east line of said Quarter/Quarter a distance of 417.90 feet to a point;

Thence S90°0'0"W leaving said Quarter/Quarter line a distance of 231.47 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S00°8'14"E along the grantor's east property line a distance of 156.10 feet to the grantor's southeast property corner;

Thence S90°0'00"W along the grantor's south property line a distance of 22.00 feet to a point on the acquired R/W line;

Thence N00°6'23"W along the acquired R/W line a distance of 156.10 feet to a point on the grantor's north property line;

Thence N90°0'00"E along the grantor's north property line a distance of 21.94 feet to the Point of Beginning of the property herein conveyed and containing 0.079 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.

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT  
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**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.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal this the 9<sup>th</sup> day of January, 2020.

  
Leslie Courtney, Jr.

  
Glenda S. Courtney

GRANTEE'S ADDRESS:

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



ACKNOWLEDGMENT

STATE OF ALABAMA     )

COUNTY OF BALDWIN    )

I, DEBRA MORRIS, a Notary Public, in and for said County in said State, hereby certify that Leslie Courtney, Jr. and Glenda S. Courtney, 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 9th day of January, 2020.

Debra Morris

NOTARY PUBLIC



My Commission Expires: ~~\_\_\_\_\_~~ **My Commission Expires:  
September 13, 2022**

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

COURTNEY LN  
AFM FROM US HWY 90 NORTH 0.20 MILES  
PROJECT NO. 0220619  
BALDWIN COUNTY  
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, I (we) have hereunto set my (our) hand(s) and seal(s) on this the 9th day of January, 2020.

Leslie Courtney Jr.  
Leslie Courtney, Jr.

Glenda S. Courtney  
Glenda S. Courtney

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, DEBRA Morris, a Notary Public, in and for said County in said State, hereby certify that Leslie Courtney, Jr. and Glenda S. Courtney, 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 9th day of January, 2020.

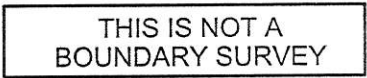
Debra Morris  
NOTARY PUBLIC

My Commission Expires: My Commission Expires:  
September 13, 2022

GRANTEE'S MAILING ADDRESS:

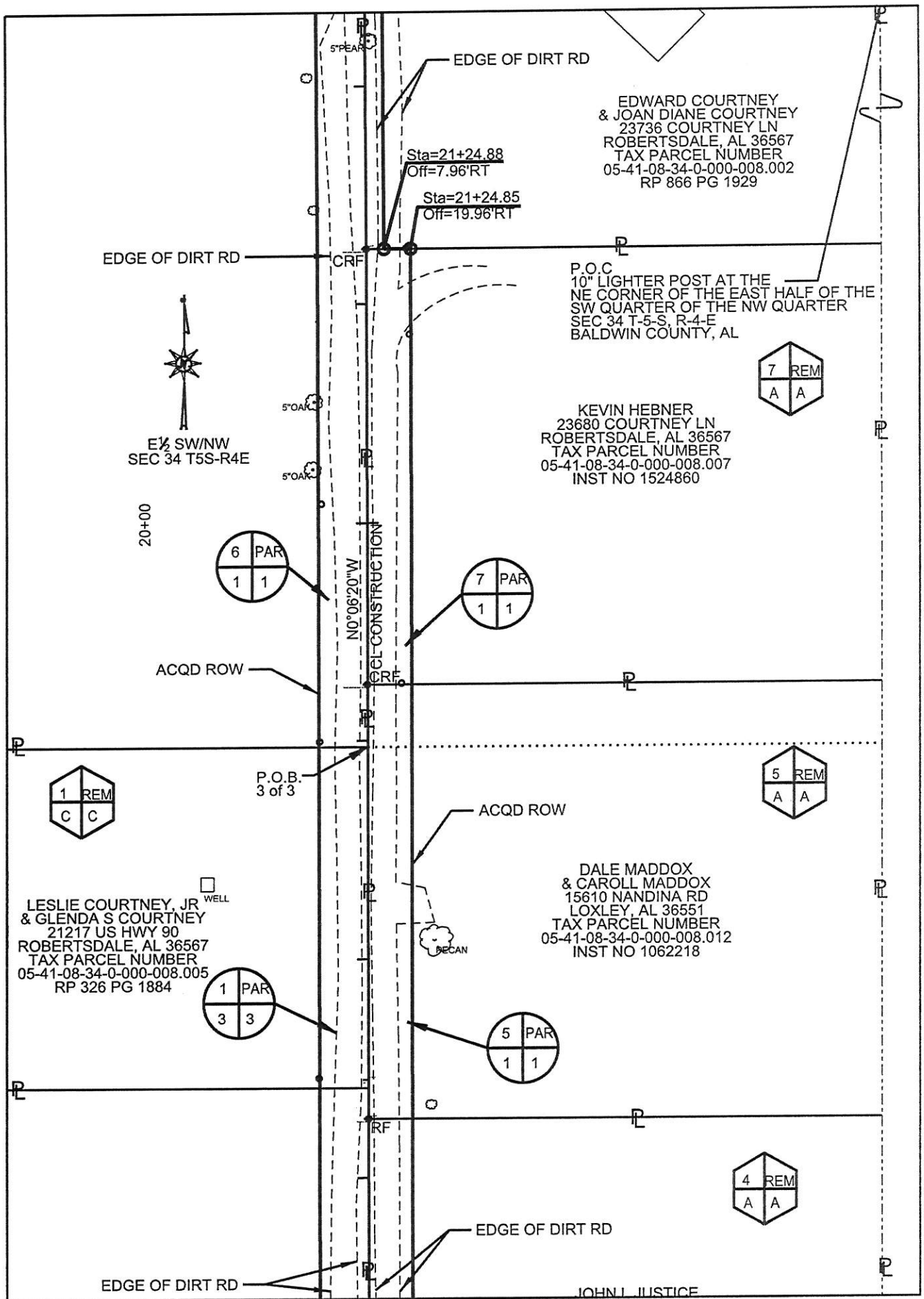
BALDWIN COUNTY HIGHWAY DEPARTMENT  
P.O. BOX 220  
SILVERHILL, ALABAMA 36576





TRACT NO.	1
OWNER	LESLIE COURTNEY, JR & GLENDA S COURTNEY
TOTAL ACREAGE	4.890
R.O.W. REQUIRED	0.353
PRESCRIPTIVE R.O.W.	N/A
T.C.E. REQUIRED	N/A
REMAINDER	4.537

PROJECT NO.	0220619
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	12-31-2019
REVISED:	N/A
SHEET :	1 OF 2



THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	1	PROJECT NO.	0220619
OWNER	LESLIE COURTNEY, JR & GLENDA S COURTNEY	COUNTY	BALDWIN
TOTAL ACREAGE	4.890	SCALE:	1"=60'
R.O.W. REQUIRED	0.353	DATE;	12-31-2019
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 2
REMAINDER	4.537		