

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

05-41-08-34-0-000-008.000

05-41-08-34-0-000-008.002

Tract No. 2

**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), Edward Courtney and Joan Courtney AKA Joan Diane 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 2 on Courtney Lane, Project No. 0220619 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 2:

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 971.23 feet to a point;

Thence S90°0'00"W leaving said Quarter/Quarter line a distance of 230.47 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S00°0'08"W along the grantor's property line a distance of 102.77 feet to the grantor's property corner;

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 2:32 PM
TOTAL \$ 0.00
7 Pages

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Thence S89°58'59"E along the grantor's property line a distance of 20.17 feet to a point the grantor's property corner;

Thence S00°0'00"E along the grantor's east property line a distance of 50.22 feet to the grantor's southeast property corner;

Thence S90°0'00"W along the grantor's south property line a distance of 42.15 feet to a point on the acquired R/W line;

Thence N00°3'27"W along the acquired R/W line a distance of 153.00 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 22.14 feet to the Point of Beginning of the property herein conveyed and containing 0.100 acres, more or less.

Parcel 2 of 2:

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

Thence N89°59'37"W along the grantor's north property line a distance of 224.15 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°5'41"E along the acquired R/W line a distance of 190.17 feet to a point on the grantor's south property line;

Thence S89°59'5"W along the grantor's south property line a distance of 8.00 feet to the grantor's southwest property corner;

Thence N00°5'41"W along the grantor's west property line a distance of 190.17 feet to the grantor's northwest property corner;

Thence S89°59'37"E along the grantor's north property line a distance of 8.00 feet to the Point of Beginning of the property herein conveyed and containing 0.035 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
P.O. BOX 220
SILVERHILL, ALABAMA 36576

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 10 day of January, 2020.



Edward Courtney



Joan Courtney AKA Joan Diane Courtney

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

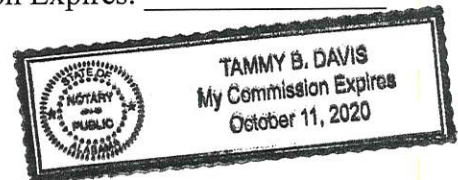
COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Edward Courtney and Joan Courtney AKA Joan Diane 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 10 day of January, 2020.

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

COURTNEY LN
AFM FROM US HWY 90 NORTH 0.20 MILES
PROJECT NO. 0220619
BALDWIN COUNTY
TRACT 2

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 10 day of January, 2020.

Edward Courtney
Edward Courtney
Joan Courtney
Joan Courtney AKA Joan Diane Courtney

ACKNOWLEDGMENT

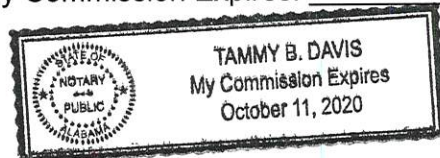
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Edward Courtney and Joan Courtney AKA Joan Diane 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.

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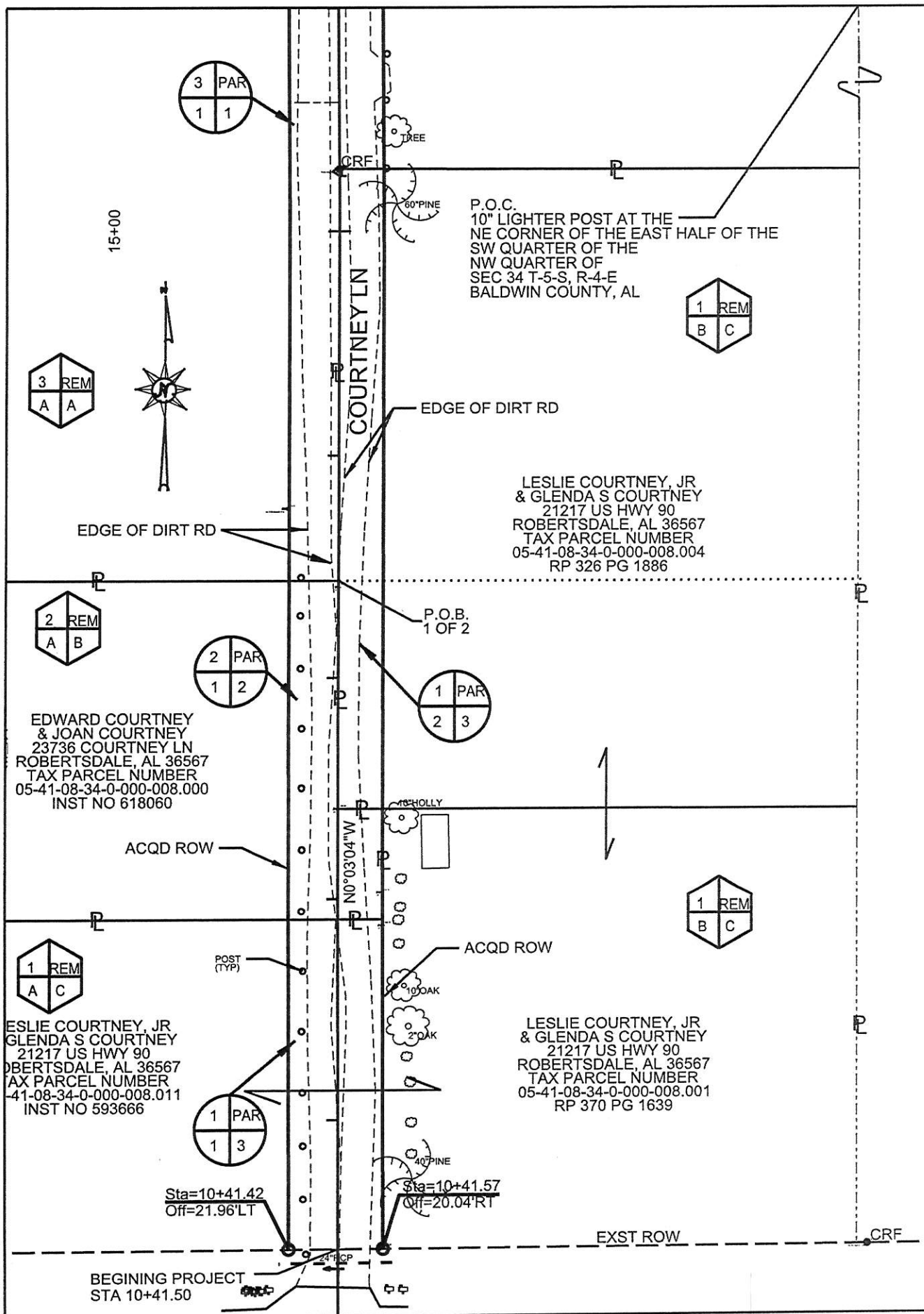
Tammy B. Davis
NOTARY PUBLIC

My Commission Expires: _____



GRANTEE'S MAILING ADDRESS:

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

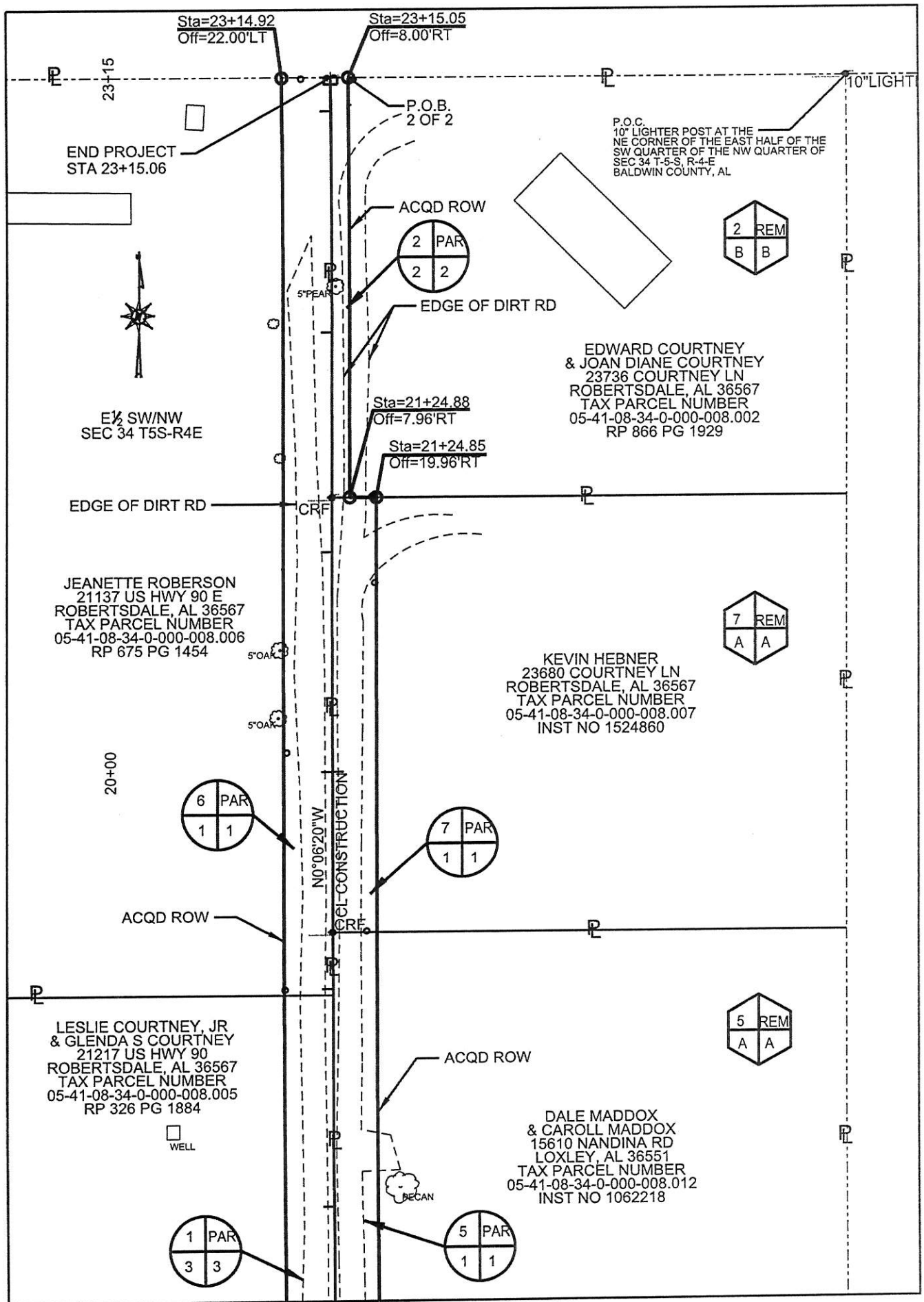


THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2
OWNER EDWARD COURTNEY & JOAN COURTNEY
TOTAL ACREAGE 1.800
R.O.W. REQUIRED 0.135
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 1.665

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. 2
OWNER EDWARD COURTNEY & JOAN COURTNEY
TOTAL ACREAGE 1.800
R.O.W. REQUIRED 0.135
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 1.665

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