

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

Dim
C.L.

STATE OF ALABAMA)

COUNTY OF BALDWIN)

FERNWOOD DRIVE WEST
DRAINAGE IMPROVEMENTS
PROJECT NO. 0216717
TRACT NO. 4
05-54-07-25-0-000-040.000



DEED FOR PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One dollar (\$1.00), cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), MKC, LLC, an Alabama limited liability company, joined herein by The First, A National Banking Association, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto Baldwin County, Alabama, a permanent drainage easement and right of way including all right, title and interest in and to all timber growing or at any time located within the easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, build, maintain, repair, together with culverts, ramps, and cuts as may be necessary, on, over and across such easement situated and lying in Baldwin County, Alabama and more particularly described as follows

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 7 South, Range 4 East, identified as Tract Number 4 on Project No. 0216717 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a concrete monument found on the existing R/W line of U. S. Highway 98 and the Northeast Corner of Lot 1-A of the Fernwood Heights Subdivision, said plat filed of record in Map Book 4 page 225 also known as Slide 289-A, in the Office of the Judge of Probate, Baldwin County, Alabama; (said Subdivision being part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 7 South, Range 4 East and North Half of the Southeast Quarter of Section 26, Township 7 South, Range 4 East);

GRANTEE'S ADDRESS:

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

Thence run S0°6'57"E along the existing west R/W line of Sandy Lane a distance of 199.57 feet to a point;

Thence run S90°0'0"E a distance of 49.66 feet to a R/W monument to be set on the Permanent Drainage Easement (PDE) and being the Point of Beginning of the property herein described; said point being 20 feet north of the southwest corner of Lot 2, Block 2, Fernwood Heights Subdivision, Map Book 4 page 225 also known as Slide 289-A;

Thence run N90°0'0"E along the PDE line a distance of 339.44 feet to a R/W monument to be set on the PDE;

Thence run N0°0'0"E along the PDE line a distance of 10.00 feet to a R/W monument to set on the PDE:

Thence run N90°0'0"E along the PDE line a distance of 61.43 feet to the grantor's east property line;

Thence run S17°59'15"E along the grantor's east property line a distance of 35.14 feet to the grantor's southeast property corner;

Thence run S90°0'0"W along the grantor's south property line a distance of 409.44 feet to the grantor's southwest property corner;

Thence run N0°1'7"W along the grantor's west property line a distance of 20.00 feet to the Point of Beginning of the property herein described and containing 0.201 acres, more or less.

Temporary Construction Easement

Parcel 1 of 1:

Commencing at a concrete monument found on the existing R/W line of U. S. Highway 98 and the Northeast Corner of Lot 1-A of the Fernwood Heights Subdivision, said plat filed of record in Map Book 4 page 225 also known as Slide 289-A, in the Office of the Judge of Probate, Baldwin County, Alabama; (said Subdivision being part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 7 South, Range 4 East and North Half of the Southeast Quarter of Section 26, Township 7 South, Range 4 East);

GRANTEE'S ADDRESS:

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

Thence run S0°6'57"E along the existing west R/W line of Sandy Lane a distance of 199.57 feet to a point;

Thence run S90°0'0"E a distance of 49.66 feet to a R/W monument to be set on the Permanent Drainage Easement (PDE) and being the Point of Beginning of the Temporary Construction Easement (TCE) herein described;

Thence run N0°1'7"W along the TCE line a distance of 5.00 feet to a point;

Thence run N90°0'0"E along the TCE line a distance of 339.43 feet to a point;

Thence run S0°0'0"E along the TCE line a distance of 5.00 feet to a point on the north line of the PDE:

Thence run S90°0'0"W along the PDE line a distance of 339.43 feet to the Point of Beginning of the property herein described and containing 0.039 acres, more or less.

It is expressly understood that all rights, title and interest to the above described easement shall revert back to the grantor after 3 years or until the project is completed, whichever comes later.

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.

It is understood between the parties that the rights in and to the above described property which the Grantors are relinquishing by this instrument include, but are not limited to, the rights to plant and grow shade and ornamental trees on said property, and the right to place any structure on any part of the property above described, either temporarily or permanently.

To have and to hold the said easement and right of way including all right, title, and interest in and to such timber aforementioned unto Baldwin County, Alabama and unto its successors and assigns forever.

GRANTEE'S ADDRESS:

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

As a further consideration for the payment of the purchase price, above stated, we hereby release Baldwin County, Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the lawful exercise of any of the rights herein granted.

TOGETHER WITH all the singular rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

In witness whereof, we have hereunto set our hands and seals this 18th day of March, 2020.

MKC, LLC, an Alabama limited liability company

By: Susan Randall
Susan Randall, Managing Member

THE FIRST, A National Banking Association

By: [Signature] 3/18/2020
George Noonan, Senior V.P.

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

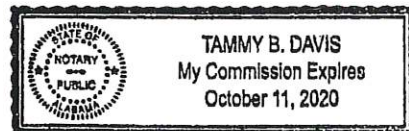
I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Susan Randall, whose name as Managing Member of MKC, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18 day of March, 2020.

Tammy B. Davis
NOTARY PUBLIC

My Commission Expires: _____

ACKNOWLEDGMENT



STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Kathleen G. Seibt, a Notary Public, in and for said County in said State, hereby certify that George Noonan, whose name as Senior V.P., 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 as such officer and with full authority, executed the same voluntarily for and as the act of said National Banking Association.

Given under my hand and official seal this 18th day of March, 2020.

Kathleen G. Seibt
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

Fernwood Drive West
Drainage Improvements
Project No. 0216717
Baldwin County, Alabama
Tract 4

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 18th
day of March, 2020.

The First, A National Banking Association

By: [Signature]
George Noonan, Senior V. P.

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

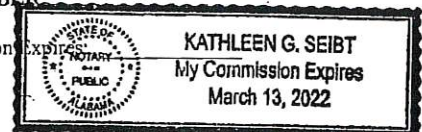
MKE, LLC
By: Susan Randall
Susan Randall, Managing Member

I, Kathleen G. Seibt, a Notary Public, in and for said County in said State, hereby certify that George Noonan, whose name as Senior V.P., 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 as such officer and with full authority, executed the same voluntarily for and as the act of said National Banking Association.

Given under my hand and official seal this 18th day of March, 2020.

[Signature]
NOTARY PUBLIC

My Commission Expires



GRANTEE'S MAILING ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

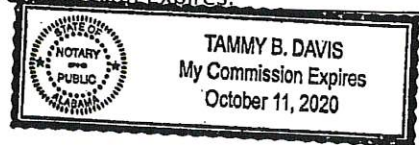
COUNTY OF BALDWIN)

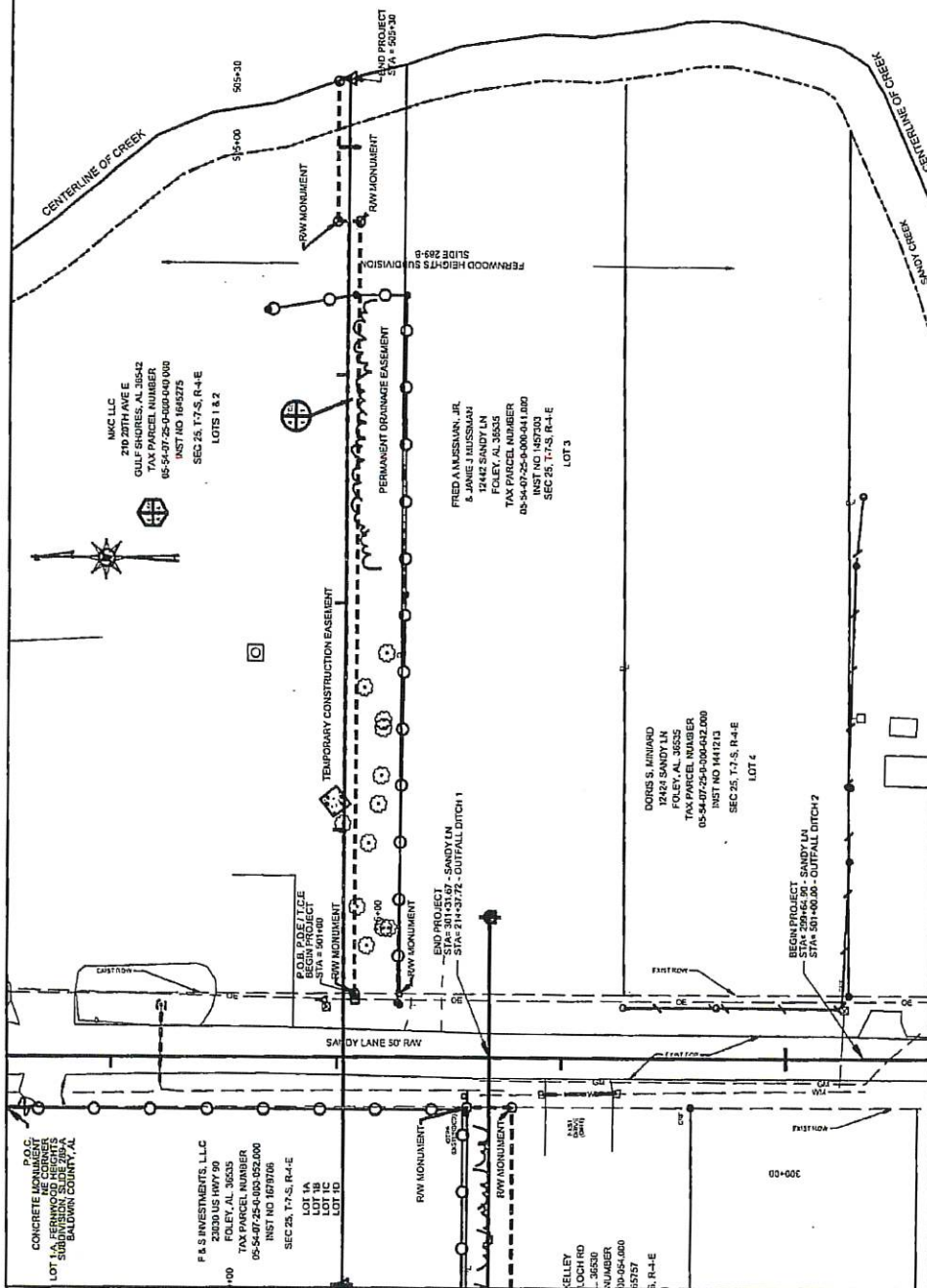
I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that Susan Randall, whose name as Managing Member of MKC, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18 day of March, 2020.

Tammy B. Davis
NOTARY PUBLIC

My Commission Expires:





THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	4	PROJECT NO.	0216717
OWNER	MKC LLC	COUNTY	BALDWIN
TOTAL ACREAGE	1.847	SCALE:	1"=60'
R.O.W. REQUIRED	N/A	DATE:	1-22-2020
T.C.E. REQUIRED	0.039	REVISED:	N/A
P.D.E. REQUIRED	0.201	SHEET :	1 OF 1
REMAINDER	1.646		