

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0212719
South Boulevard
G, D, B & Pave South Blvd from
West Blvd to County Road 55
05-47-02-10-1-000-055.000
Tract No. 18

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/ 2/2020 10:51 AM
TOTAL \$ 0.00
6 Pages

1814352

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), Christopher Rhawn Rider, a single man, and Kenneth R. Shiver, widowed man, being the surviving grantee of that certain deed dated 9/3/2013 and recorded in instrument 1421615. The other grantee, Patricia C. Shiver having died on 9/24/2019, 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 Southwest Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 3 East, identified as Tract 18 on the South Boulevard Dirt Road Paving Project No. 0212719 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the purported southwest corner of the Southwest Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 3 East, in Baldwin County, Alabama;

Thence N0°20'44"E along the west line of said Quarter/Quarter a distance of 16.50 feet to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N0°20'44"E along the grantor's west property line a distance of 47.37 feet to a point on the acquired R/W line;

GRANTEE'S ADDRESS:

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

Thence S90°0'0"E along the acquired R/W line a distance of 43.57 feet to a point (said point is offset 60.00 feet left of and perpendicular to project centerline at Station 37+05.60);

Thence S44°33'50"E along the acquired R/W line a distance of 42.37 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 37+35.53);

Thence S89°38'8"E along the acquired R/W line a distance of 98.28 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 38+33.80);

Thence S89°30'33"E parallel to project centerline along a curve to the right having a radius of 5030 and along the acquired R/W line a distance of 22.18 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 38+55.85);

Thence S89°55'28"E along the acquired R/W line a distance of 269.12 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 41+24.97);

Thence S89°39'13"E parallel to project centerline along a curve to the left having a radius of 4970 and along the acquired R/W line a distance of 46.97 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 41+72.23);

Thence S89°22'58"E along the acquired R/W line a distance of 166.44 feet to a point on the grantor's east property line;

Thence S0°5'22"E along the grantor's east property line a distance of 13.98 feet to the grantor's southeast property corner;

Thence N89°54'49"W along the grantor's south property line a distance of 676.79 feet to the Point of Beginning of the property herein conveyed and containing 0.281 acres, more or less. ****(0.136 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.145 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.

GRANTEE'S ADDRESS:

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

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 28 day of February, 2020.



Christopher Rhawn Rider.



Kenneth R. Shiver

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

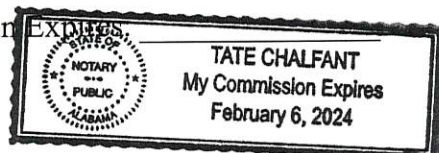
I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Christopher Rhawn Rider and Kenneth R. Shiver, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 2020.



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

G, D, B & PAVE SOUTH BOULEVARD
FROM WEST BLVD TO COUNTY ROAD 55
PROJECT NO. 0212719
BALDWIN COUNTY, ALABAMA
TRACT 18

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 February, 2020.


Christopher Rhawn Rider


Kenneth R. Shiver

ACKNOWLEDGMENT

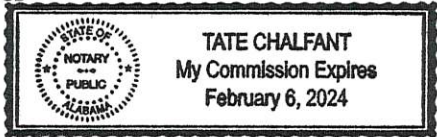
STATE OF ALABAMA)
COUNTY OF BALDWIN)

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Given under my hand and official seal this 28 day of February, 2020.

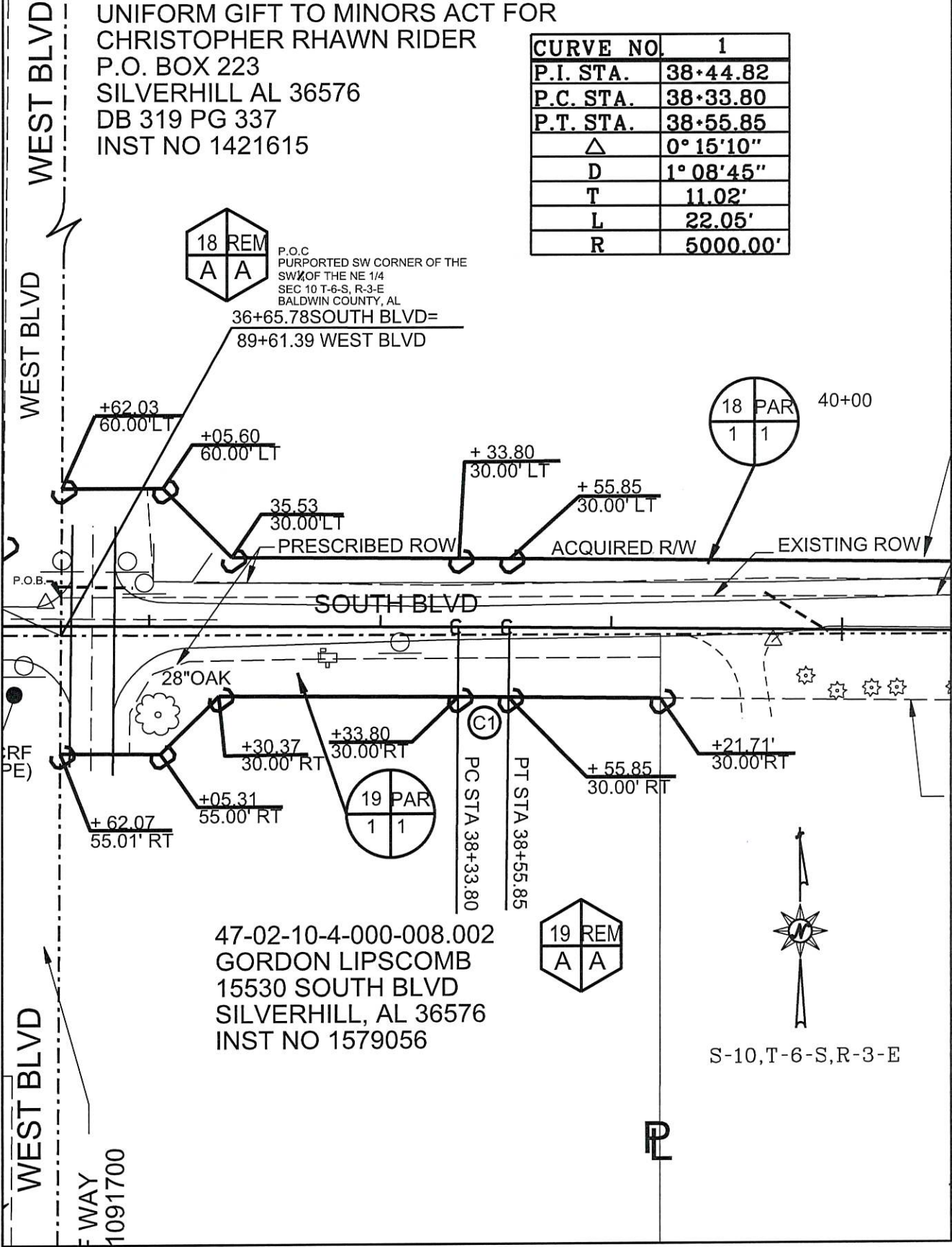

NOTARY PUBLIC

My Commission Expires



47-02-10-1-000-055.000
KENNETH R SHIVER (LIFE ESTATE)
REBECCA SHIVER RIDER,
CUSTODIAN UNDER THE ALABAMA
UNIFORM GIFT TO MINORS ACT FOR
CHRISTOPHER RHAWN RIDER
P.O. BOX 223
SILVERHILL AL 36576
DB 319 PG 337
INST NO 1421615

CURVE NO.	1
P.I. STA.	38+44.82
P.C. STA.	38+33.80
P.T. STA.	38+55.85
Δ	0° 15' 10"
D	1° 08' 45"
T	11.02'
L	22.05'
R	5000.00'



MATCH SHEET 2 OF 2

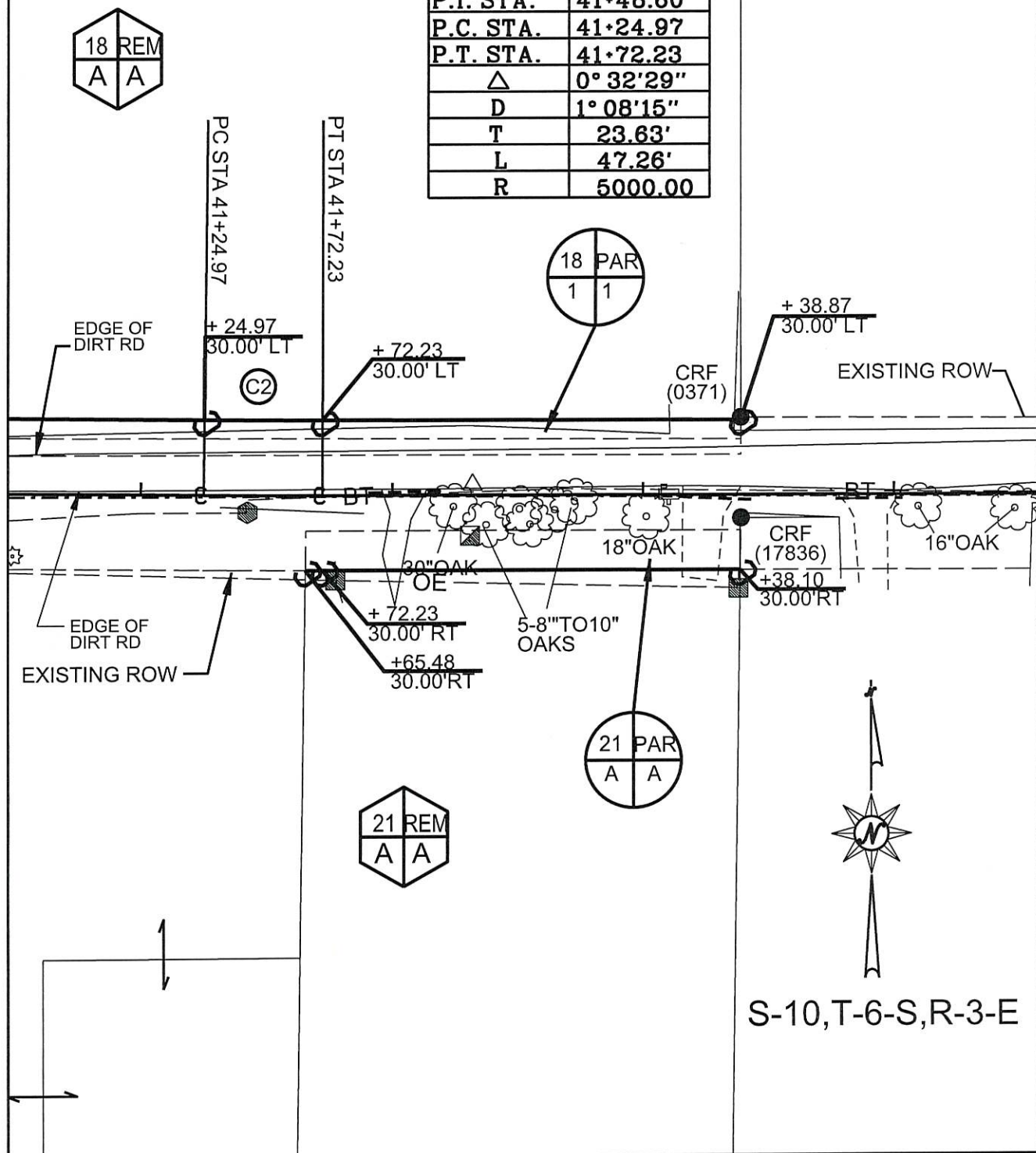
THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	18	PROJECT NO.	0212719
OWNER	KENNETH R SHIVER LIFE ESTATE	COUNTY	BALDWIN
TOTAL ACREAGE	9.941	SCALE:	1"=60'
R.O.W. REQUIRED	0.281	DATE;	01-07-2020
PRESCRIPTIVE R.O.W.	0.136	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 2
REMAINDER	9.660		

47-02-10-1-000-055.000
KENNETH R SHIVER (LIFE ESTATE)
REBECCA SHIVER RIDER,
CUSTODIAN UNDER THE ALABAMA
UNIFORM GIFT TO MINORS ACT FOR
CHRISTOPHER RHAWN RIDER
P.O. BOX 223
SILVERHILL AL 36576
DB 319 PG 337
INST NO 1421615

CURVE NO.	2
P.I. STA.	41+48.60
P.C. STA.	41+24.97
P.T. STA.	41+72.23
Δ	0° 32' 29"
D	1° 08' 15"
T	23.63'
L	47.26'
R	5000.00



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 18
OWNER KENNETH R SHIVER LIFE ESTATE
TOTAL ACREAGE 9.941
R.O.W. REQUIRED 0.281
PRESCRIPTIVE R.O.W. 0.136
T.C.E. REQUIRED N/A
REMAINDER 9.660

PROJECT NO. 0212719
COUNTY BALDWIN
SCALE: 1"=60'
DATE: 01-07-2020
REVISED: N/A
SHEET: 2 OF 2