

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 4/22/2020 4:04 PM
TOTAL \$ 0.00
5 Pages

1824441

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
05-47-02-10-4-000-005.007
Tract No. 24

**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), Wayne S. Daniel, a married man, not conveying part of his homestead, 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 Northwest Quarter of the Southeast Quarter of Section 10, Township 6 South, Range 3 East, identified as Tract 24 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 northwest corner of the Northwest Quarter of the Southeast Quarter of Section 10, Township 6 South, Range 3 East, in Baldwin County, Alabama;

Thence S89°54'49"E along the north line of said Quarter/Quarter a distance of 1093.07 feet to a point;

Thence S0°0'0"W leaving the north line of said Quarter/Quarter a distance of 10.32 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°35'33"E along the grantor's north property line a distance of 210.00 feet to the grantor's northeast property corner;

GRANTEE'S ADDRESS:

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

Thence S0°28'42"W along the grantor's east property line a distance of 17.90 feet to a point on the acquired R/W line;

Thence N89°55'28"W along the acquired R/W line a distance of 210.00 feet to a point on the grantor's west property line;

Thence N0°27'0"W along the grantor's west property line a distance of 19.12 feet to the Point of Beginning of the property herein conveyed and containing 0.089 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.

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 17 day of April, 2020.



Wayne S. Daniel

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Wayne S. Daniel, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of April, 2020.

Tate Chalfant
NOTARY PUBLIC

My Commission Expires: _____



WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

G, D, B, & PAVE SOUTH BLVD
FROM WEST BLVD TO COUNTY ROAD 55
PROJECT NO. 0212719
BALDWIN COUNTY, ALABAMA
TRACT 24

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 17
day of April, 2020.



Wayne S. Daniel

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Wayne S. Daniel, whose names 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 17 day of April, 2020.

Tate Chalfant
NOTARY PUBLIC

My Commission Expires



47-02-10-1-000-054.001
RHAWN RIDER AND
REBECCA SHIVER RIDER
P.O. BOX 142
SILVERHILL AL 36576
RP 778 PG 227



S-10,T-6-S,R-3-E

PL

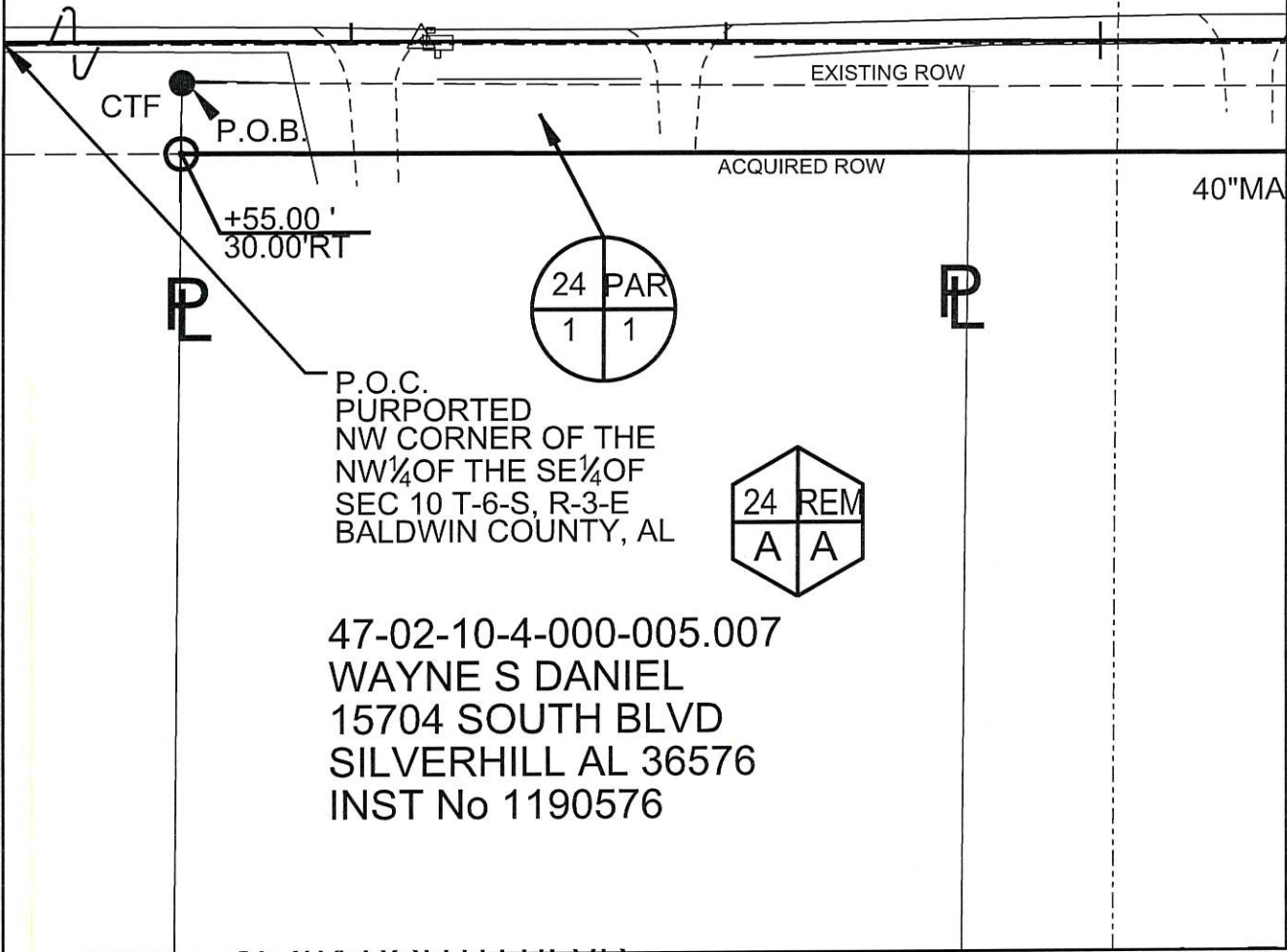
50+00



10"OAK &
14"PINE

18"OAK

CRF
(0371)



47-02-10-4-000-005.007
WAYNE S DANIEL
15704 SOUTH BLVD
SILVERHILL AL 36576
INST No 1190576

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 24
OWNER WAYNE S DANIEL
TOTAL ACREAGE 2.998
R.O.W. REQUIRED 0.089
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 2.909

PROJECT NO. 0212719
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 01-07-2020
REVISED: N/A
SHEET: 1 OF 1