

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. 0221319
Bemis Lane
AFM Bemis Lane from end of
maintenance north 0.19 miles
05-49-09-32-0-000-004.002
Tract No. 7

MP

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), Chris Mohler and Becky Mohler, husband & 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 Northwest Quarter of the Southeast Quarter of Section 32, Township 6 South, Range 5 East, identified as Tract Number 7 on Bemis Lane, Project No. 0221319 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a railroad spike found at the southeast corner of the Southeast Quarter of Section 32, Township 6 South, Range 5 East, in Baldwin County, Alabama;

Thence S89°59'50"W along the south line of said Section a distance of 1998.83 feet to a point;

Thence N0°0'00"W leaving said south Section line a distance of 2050.65 feet to a capped rebar found on the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N0°29'45"E along the grantor's west property line a distance of 28.97 feet to a point on the acquired R/W line;

Thence S89°58'36"E along the acquired R/W line a distance of 29.76 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 20+76.86);

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. 7/21/2020 8:10 AM
TOTAL \$ 0.00
5 Pages

1843955



Thence S0°1'24"W along the acquired R/W line a distance of 18.96 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 20+57.91);

Thence N90°0'00"E along the acquired R/W line a distance of 20.00 feet to a point (said point is offset 50.00 feet right of and perpendicular to project centerline at Station 20+57.92);

Thence S0°0'00"E along the acquired R/W line a distance of 10.00 feet to a point on the grantor's south property line;

Thence N90°0'00"W along the grantor's south property line a distance of 50.00 feet to the Point of Beginning of the property herein conveyed and containing 0.025 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 July, 2020.



Chris Mohler



Becky Mohler

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

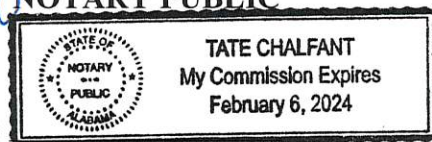
I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Chris Mohler and Becky Mohler, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed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

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

Tate Chalfant

NOTARY PUBLIC

Commission Expires:



GRANTEE'S ADDRESS:

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

**ACKNOWLEDGEMENT OF FUNDING
AND WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION**

**Bemis Lane
AFM from EOM north 0.19 miles
Project No. 0221319
Tract No. 7**

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) understand that donation of said right-of-way (R/W) in no way ensures acceptance of maintenance of the road by the County Commission.

I (We) 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this
the 17 day of July, 2020.


Chris Mohler


Becky Mohler

ACKNOWLEDGMENT

STATE OF ALABAMA)

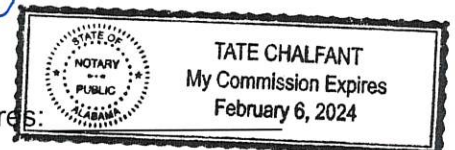
COUNTY OF BALDWIN)

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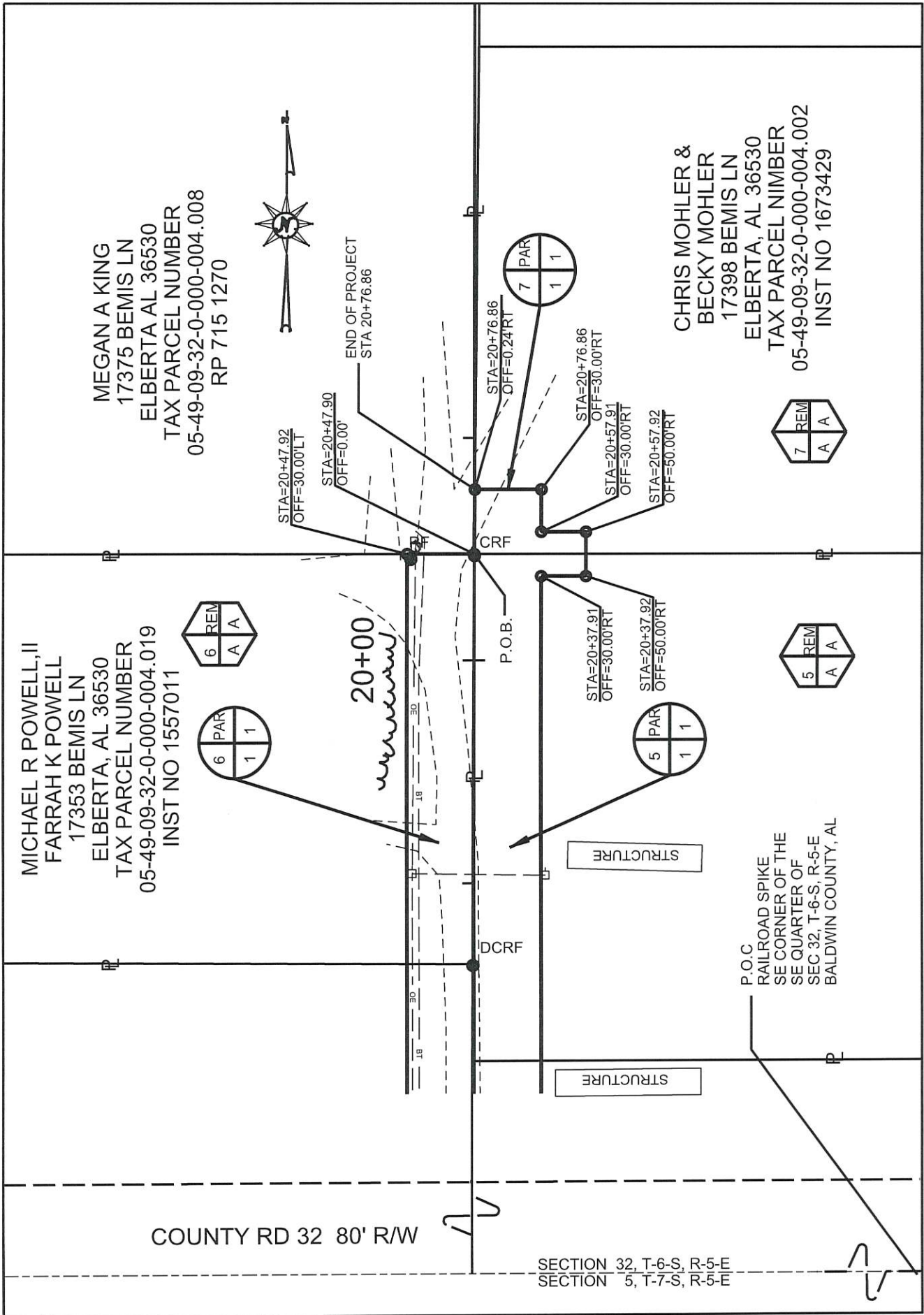

NOTARY PUBLIC

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.	7	PROJECT NO.	0221319
OWNER	CHRIS & BECKY MOHLER	COUNTY	BALDWIN
TOTAL ACREAGE	3.473	SCALE:	1"=60'
R.O.W. REQUIRED	0.025	DATE;	07-03-2020
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	3.448		