

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 9/ 9/2020 9:42 AM  
TOTAL \$ 0.00  
5 Pages

1856303

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



STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0221119  
Annie Cooper Lane South  
AFM from Annie Cooper Lane  
south 0.26 Miles  
05-55-03-08-0-001-005.000  
Tract No. 1

OK  
10

**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), Diane Hollinger Sledge, a married woman not conveying part of her 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 Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 8, Township 7 South, Range 3 East, identified as Tract Number 1 on Annie Cooper Lane, Project No. 0221119 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at a concrete monument at the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 8, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence N00°1'47"E along the east line of said Quarter/Quarter a distance of 989.74 feet to the grantor's southeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N89°10'26"W along the grantor's south property line a distance of 13.14 feet to a point on the acquired R/W line;

GRANTEE'S ADDRESS:

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

28576

Thence N01°7'41"E and parallel to the project centerline along a curve to the left having a radius of 490.00 feet and along the acquired R/W line a distance of 21.25 feet, to a point (said point is offset 30 feet right of and perpendicular to project centerline at Station 13+56.97);

Thence N00°6'51"W along the acquired R/W line a distance of 323.67 feet to the grantor's north property line;

Thence S89°54'57"E along the grantor's north property line a distance of 13.55 feet to the grantor's northeast property corner;

Thence S00°1'47"W along the grantor's east property line a distance of 345.11 feet to the Point of Beginning of the property herein conveyed and containing 0.104 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 8 day of September, 2020.

  
Diane Hollinger Sledge

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA     )

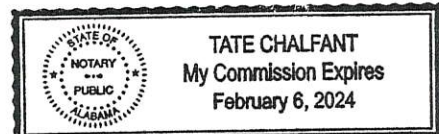
COUNTY OF BALDWIN    )

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Diane Hollinger Sledge, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of September, 2020.

Tate Chalfant

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

ANNIE COOPER LN S  
FROM ANNIE COOPER LN SOUTH 0.26 MILES  
PROJECT NO. 0221119  
BALDWIN COUNTY, ALABAMA  
TRACT 1

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 8 day of September, 2020.

Diane Hollinger Sledge  
Diane Hollinger Sledge

ACKNOWLEDGMENT

STATE OF ALABAMA )

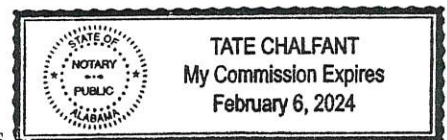
COUNTY OF BALDWIN )

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Given under my hand and official seal this 8 day of September 2020.

Tate Chalfant  
NOTARY PUBLIC

My Commission Expires





TRACT NO.	1
OWNER	DIANE HOLLINGER SLEDGE
TOTAL ACREAGE	1.245
R.O.W. REQUIRED	0.104
PRESCRIPTIVE R.O.W.	N/A
T.C.E. REQUIRED	N/A
REMAINDER	1.141

PROJECT NO.	0221119
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	02/10/2020
REVISED:	N/A
SHEET :	1 OF 1