

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 9/14/2020 8:06 AM
TOTAL \$ 0.00
6 Pages

1857281

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
05-55-02-09-0-000-002.009
Tract No. 2 *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), Jason Bankston, a single man, 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 Northwest Quarter of Section 9, Township 7 South, Range 3 East, identified as Tract Number 2 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 southwest corner of the Southwest Quarter of the Northwest Quarter of Section 9, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence N00°1'47"E along the west line of said Quarter/Quarter a distance of 667.37 feet to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence continue N00°1'47"E along the grantor's west property line a distance of 667.49 feet to the grantor's northwest property corner;

Thence N90°0'0"E along the grantor's north property line a distance of 46.45 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 S00°6'51"E along the acquired R/W line a distance of 323.49 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 13+56.97);

Thence S1°43'58"W and parallel to project centerline along a curve to the right having a radius of 550.00 feet and along the acquired R/W line a distance of 39.94 feet, more or less, to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 13+94.73);

Thence S04°2'49"W along the acquired R/W line a distance of 93.05 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 14+87.78);

Thence S07°46'11"W and parallel to project centerline along a curve to the right having a radius of 550.00 feet and along the acquired R/W line a distance of 71.47 feet, more or less, to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 15+55.36);

Thence S11°29'33"W along the acquired R/W line a distance of 100.39 feet to a point (said point is offset 30 feet left of and perpendicular to project centerline at Station 16+55.75);

Thence S09°0'6"W 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 42.60 feet, more or less, to a point on the grantor's south property line;

Thence S89°58'1"W along the grantor's south property line a distance of 3.19 feet to the Point of Beginning of the property herein conveyed and containing 0.589 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.

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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 04 day of September, 2020.



Jason Bankston

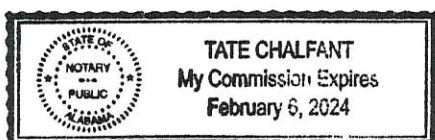
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Jason Bankston, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of September, 2020.





NOTARY PUBLIC
My Commission Expires: 2/6/2024

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 2

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 09
day of September, 2020.


Jason Bankston

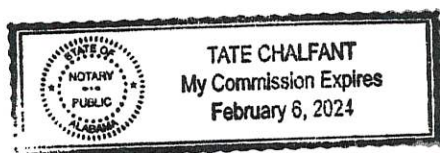
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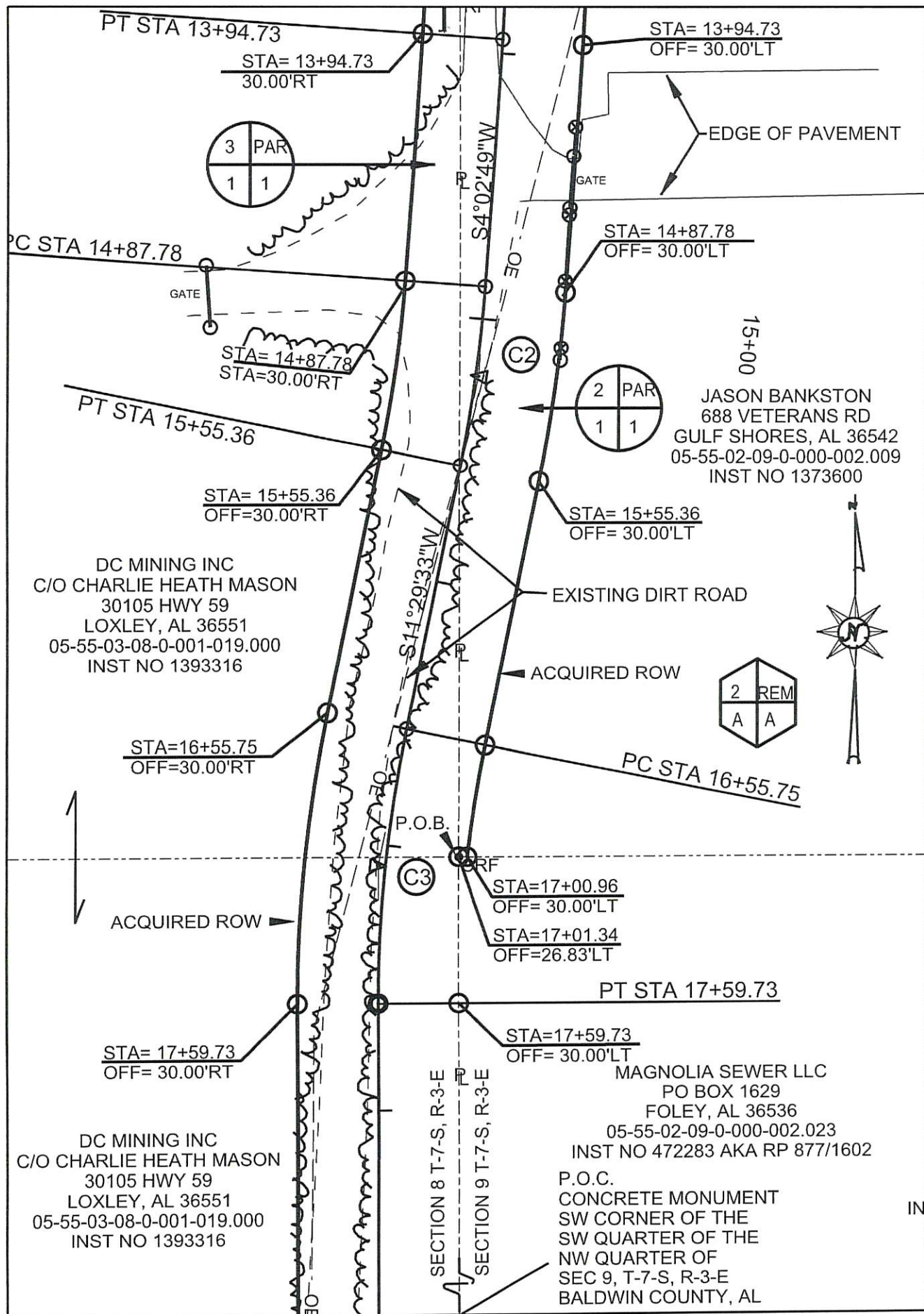
Given under my hand and official seal this 4 day of September 2020.




NOTARY PUBLIC

My Commission Expires 2/6/2024

MATCH SHEET 2 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2

OWNER JASON BANKSTON

TOTAL ACREAGE 20.425

R.O.W. REQUIRED 0.589

PRESCRIPTIVE R.O.W. N/A

T.C.E. REQUIRED N/A

REMAINDER 19.846

PROJECT NO. 0221119

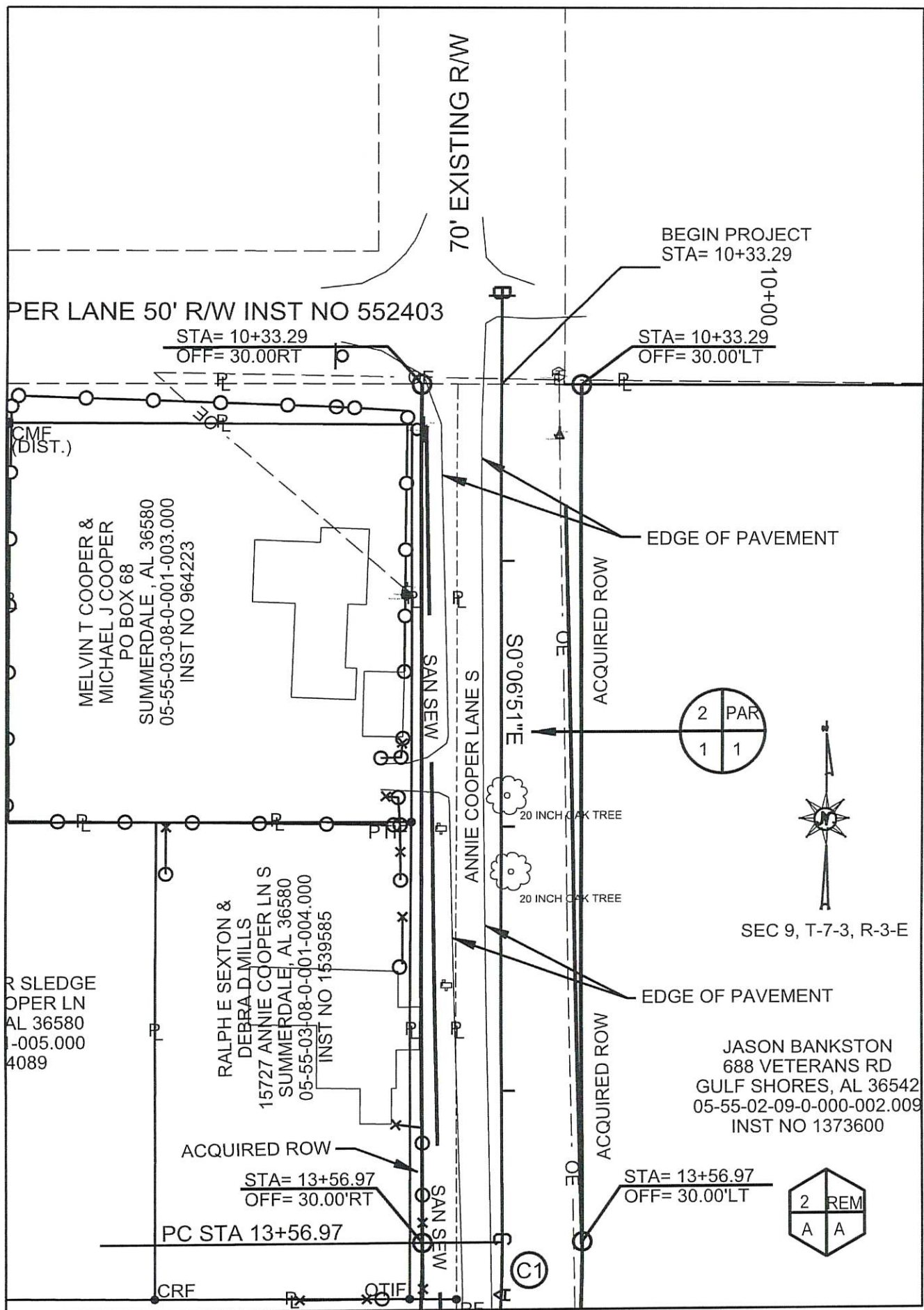
COUNTY BALDWIN

SCALE: 1"=50'

DATE: 02/10/2020

REVISED: N/A

SHEET: 1 OF 2



MATCH SHEET 1 OF 2

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2
OWNER JASON BANKSTON
TOTAL ACREAGE 20.435
R.O.W. REQUIRED 0.589
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 19.846

PROJECT NO. 0221119
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 02-10-2020
REVISED: N/A
SHEET: 2 OF 2