

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 6/19/2020 3:29 PM
TOTAL \$ 0.00
7 Pages

1836949

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



STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0204416 
Brantley Lane
G, D, B & Pave Brantley Lane
From County Road 26 to EOM
05-60-02-04-0-000-021.000
Tract No. 2

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), Emily White Garner, acting in her capacity as Trustee of Trust “B” established in Article IV and pursuant to the power of sale as established in Article VIII, Item G of the Last Will and Testament of Deidre White Lee, deceased, and Samuel G. McKerall, acting in his capacity as the Personal Representative of the Estate of Deidre White Lee, deceased, Baldwin County Probate Case File Number 33235. Therefore, the Grantors, 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 4, Township 8 South, Range 3 East, identified as Tract Number 2 on Brantley Lane, Project No. 0204416 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a set mag nail with washer at the northwest corner of the Northwest Quarter of the Northeast Quarter of Section 4, Township 8 South, Range 3 East, in Baldwin County, Alabama;

Thence S0°3'15"E along the west line of said Quarter/Quarter a distance of 3187.34 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S87°36'55"E along the grantor's north property line a distance of 30.00 feet a point on the acquired R/W line;

Thence S0°3'15"E along the acquired R/W line a distance of 59.72 feet to a point on the grantor's south property line;

Thence N87°49'44"W along the grantor's south property line a distance of 30.02 feet to the grantor's southeast property corner;

Thence N0°3'15"W along the grantor's west property line a distance of 59.83 feet to the Point of Beginning of the property herein conveyed and containing 0.041 acres, more or less.

***(0.007 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.034 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.

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 advalorem 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.

GRANTEE'S ADDRESS:

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 17 day of June, 2020.

Emily White Garner

Emily White Garner, Trustee of Trust "B"
under the Last Will and Testament of Deidre
White Lee, deceased

Samuel G. McKerral

Samuel G. McKerral, Personal Representative
of the Estate of Deidre White Lee, deceased

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

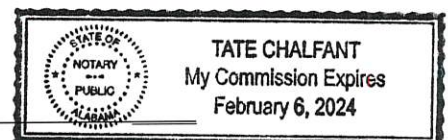
I, Tate Chalfant, a Notary Public, in and for said County in said State,
hereby certify that Emily White Garner, Trustee whose name is, signed to the foregoing conveyance
and who is known to me, acknowledged before me on this day that, being informed of the contents of
this conveyance, she, in her capacity as Trustee of Trust "B" under the Last Will and Testament of
Deidre White Lee, deceased, executed the same voluntarily on the day the same bears date.

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

Tate Chalfant

NOTARY PUBLIC

My Commission Expires: _____



GRANTEE'S ADDRESS:

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


STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Samuel G. McKerral, whose name as Personal Representative of the Estate of Deidre White Lee, deceased, 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 the conveyance, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 17 day of June, 20 20.

Tate Chalfant
NOTARY PUBLIC

My Commission expires 


ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS
TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

Brantley Ln
From CR 26 to EOM
Project No. 0204416
Tract No. 2


I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of the fact that this project is not funded and could remain unfunded for some time.

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 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 June, 2020.



Emily White Garner, Trustee of Trust "B"
Under the Last Will and Testament of Deidre
White Lee, deceased



Samuel G. McKerral, Personal Representative
of the Estate of Deidre White Lee, deceased

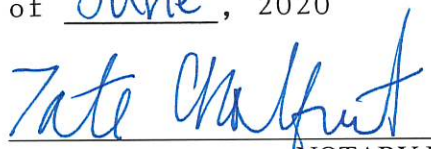
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

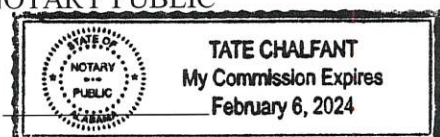
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Given under my hand this 17 day of June, 2020



NOTARY PUBLIC

My Commission Expires:



ACKNOWLEDGMENT

STATE OF ALABAMA)

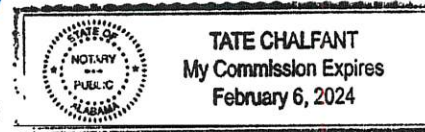
COUNTY OF BALDWIN)

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Given under my hand this 17 day of June, 20 20.

Tate Chalfant
NOTARY PUBLIC

My Commission expires:



DEIDRE W LEE, ESTATE
P O BOX 818
GULF SHORES, AL 36547
05-60-02-04-0-000-021.000
INST NO 1147976
INST NO 916055



ALLISION MICHELLE BARNETT
10775 LIPSCOMB RD
FOLEY, AL 36535
05-60-02-04-0-000-021.006
INST NO 512842

J H WEEKS
P O BOX 1
MAGNOLIA SPRINGS, AL 36555
05-60-02-04-0-000-026.000
RP 715 PG 858

P.O.C.
SET MAG NAIL WITH WASHER
PURPORTED NW CORNER
NW QUARTER OF THE
NE QUARTER
SEC 4, T-8-S, R-3-E
N 140016.76
E 1881383.79



Sta = 41+95.38

ACQUIRED ROW

P.O.B.

EDGE OF DIRT ROAD

JUANITA C LACOSTE
10455 BRANTLEY LN
FOLEY, AL 36535
05-60-02-04-0-000-023.000
DB 506 PG 953



SECTION 4, T-8-S, R-3-E

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2
OWNER DEIDRE W LEE, ESTATE
TOTAL ACREAGE 25.127
R.O.W. REQUIRED 0.041
PRESCRIPTIVE R.O.W. 0.007
T.C.E. REQUIRED N/A
REMAINDER 25.086

PROJECT NO. 0204416
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 06-09-2020
REVISED: N/A
SHEET : 1 OF 1