

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 7/10/2020 10:27 AM
TOTAL \$ 0.00
5 Pages

1841682



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
05-60-02-04-0-000-026.000
Tract No. 3

JP

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), J. H. Weeks and Janet Weeks, a married couple, 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 3 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 3247.17 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S87°49'44"E along the grantor's north property line a distance of 30.02 feet a point on the acquired R/W line;

Thence S0°3'15"E along the acquired R/W line a distance of 705.77 feet to a point on the grantor's south property line;

GRANTEE'S ADDRESS:

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

Thence S89°29'46"W along the grantor's south property line a distance of 30.00 feet to the grantor's southwest property corner;

Thence N0°3'15"W along the grantor's west property line a distance of 707.28 feet to the Point of Beginning of the property herein conveyed and containing 0.486 acres, more or less.

***(0.147 acres of the acquired right-of-way is prescriptive and owned by the Grantee and 0.339 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 9th day of June, 2020.


J. H. Weeks


Janet Weeks

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 J. H. Weeks and Janet Weeks 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 9 day of July 2020.

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. 3

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 9th day of July, 2020.

J. H. Weeks
J. H. Weeks
Janet Weeks
Janet Weeks


ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that J. H. Weeks and Janet Weeks 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 9 day of July 2020.

Tate Chalfant
NOTARY PUBLIC

My Commission Expires:  TATE CHALFANT
My Commission Expires
February 6, 2024

