

1827714



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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0203616
Kings Landing Road
G, D, B & Pave from Three Rivers Road
to Kingsway Road
05-50-08-33-0-000-004.000
Tract No. 2

msf

**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), William M. Thompson, a married man, not conveying part of his homestead, and Robert B. Thompson, a single man, not conveying part of his homestead, being the heirs at law and next of kin of William H. Thompson, deceased, having died intestate on January 19, 2019 in Escambia County, Florida. William H. Thompson was the surviving grantee of that certain deed dated October 16, 1981 and recorded in Real Property Book 134 page 1894, the other grantee, Carolyn Y. Thompson having died June 19, 2011 in Escambia County, Florida. Therefore, the Grantors, conveying property not part of their 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 West Half of the Northeast Quarter of the Northwest Quarter of the of Section 33, Township 6 South, Range 6 East, identified as Tract Number 2 on Kings Landing Road, Project No. 0203616 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the purported northeast corner of the West Half of the Northeast Quarter of the Northwest Quarter of Section 33, Township 6 South, Range 6 East, in Baldwin County, Alabama;

Thence S89°43'57"W along the north line of said quarter a distance of 315.00 feet, to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

GRANTEE'S ADDRESS:

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

Thence S0°14'08"W along the grantor's east property line a distance of 28.91 feet, to a point on the acquired R/W line;

Thence S89°52'35"W along the acquired R/W line a distance of 259.03 feet, to a point on the grantor's west property line;

Thence N0°50'53"E along the grantor's west property line a distance of 28.26 feet, to the grantor's northwest property corner;

Thence N89°43'57"E along the grantor's north property line a distance of 258.74 feet, to the Point of Beginning of the property herein conveyed and containing 0.170 acres, more or less. ***(0.075 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.095 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.

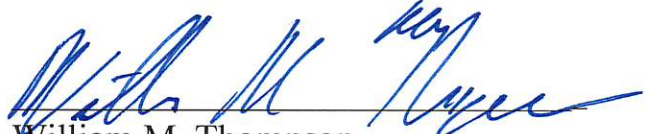
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 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.

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 8th day of May, 2020.


William M. Thompson


Robert B. Thompson

ACKNOWLEDGMENT

STATE OF ALABAMA)

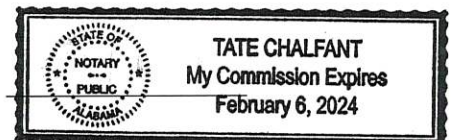
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in
said State, hereby certify that William M. Thompson and Robert B. Thompson, 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 8 day of May, 2020.


NOTARY PUBLIC

My Commission Expires:



GRANTEE'S ADDRESS:

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

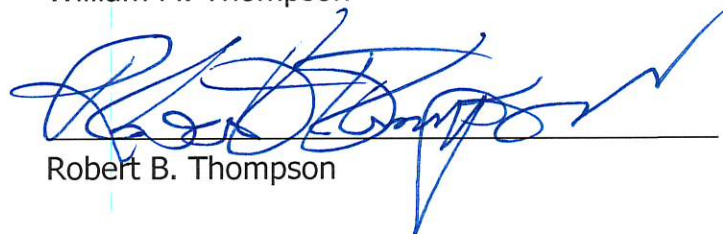
WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

Kings Landing Road
Three Rivers Rd to Kingsway Road
Project No. 0203616
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 8th day of May, 2020.


William M. Thompson


Robert B. Thompson

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

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

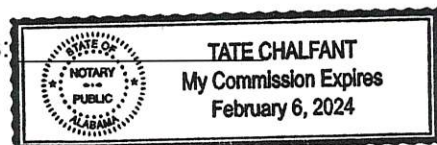
Given under my hand and official seal this 8 day of May, 2020.

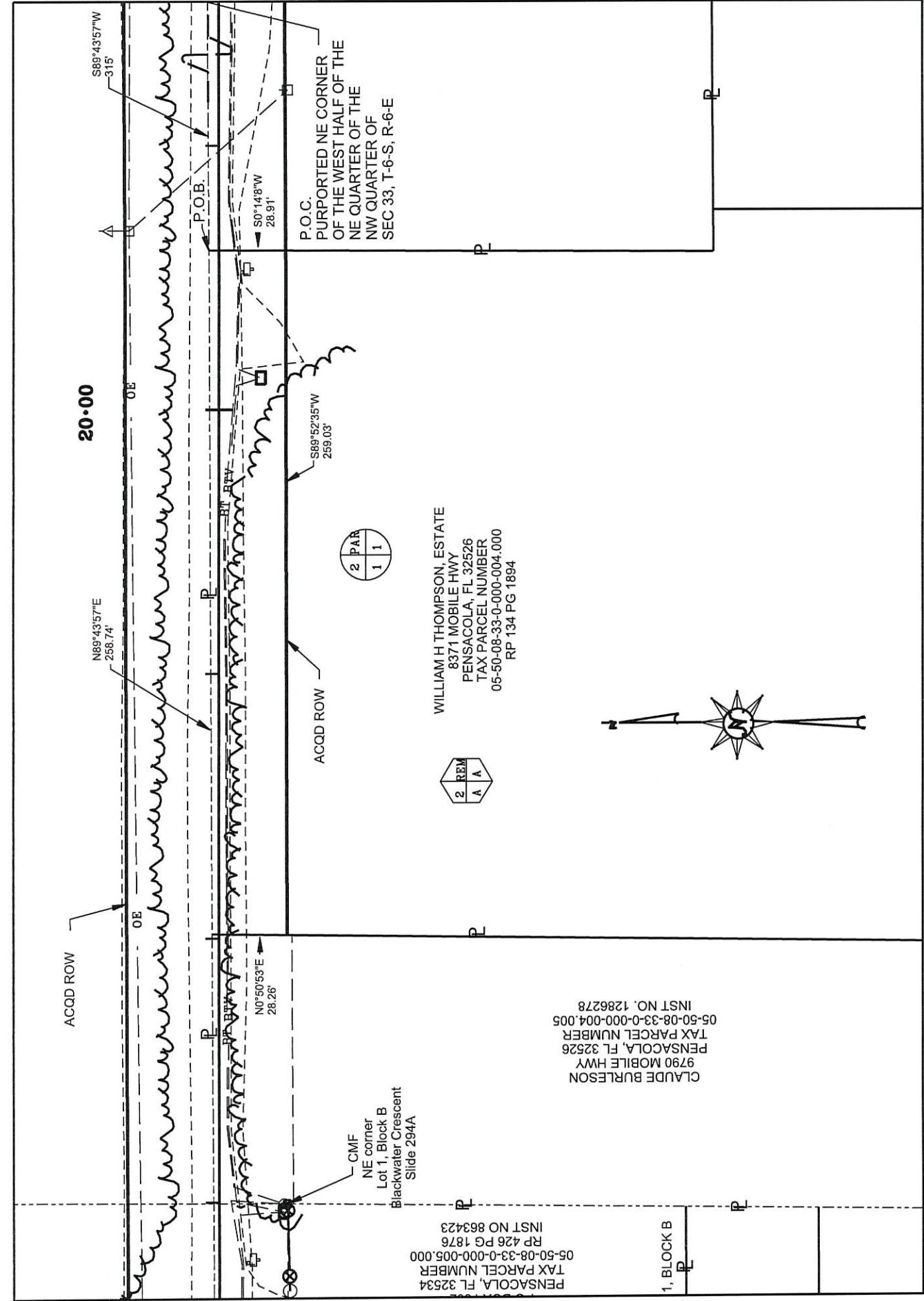

NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

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

My Commission Expires:





THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

| | | | |
|---------------------|----------------------------|-------------|-----------|
| TRACT NO. | 2 | PROJECT NO. | 0203616 |
| OWNER | WILLIAM H THOMPSON, ESTATE | COUNTY | BALDWIN |
| TOTAL ACREAGE | 14.742 | SCALE: | 1"=50' |
| R.O.W. REQUIRED | 0.170 | DATE; | 6-11-2019 |
| PRESCRIPTIVE R.O.W. | 0.075 | REVISED: | N/A |
| T.C.E. REQUIRED | N/A | SHEET : | 1 OF 1 |
| REMAINDER | 14.572 | | |