

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 4/ 9/2020 1:06 PM
TOTAL \$ 0.00
8 Pages

1822124



Project No. 0203616
Kings Landing Road
G, D, B & Pave from Three Rivers Road
to Kingsway Road
05-50-08-33-0-000-003.000
Tract No. 4

OK

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), Deborah O. Falk, a widowed woman (undivided 1/2 interest), Alison Schwan and William Schwan, husband & wife (undivided 1/4 interest), Nancy Laura Nelson and Ray Nelson, husband & wife (undivided 1/4 interest), 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 East Half of the Northeast Quarter of the Northwest Quarter of Section 33, Township 6 South, Range 6 East, identified as Tract Number 4 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 East Half of the Northeast Quarter of the Northwest Quarter of Section 33, Township 6 South, Range 6 East, in Baldwin County, Alabama (the grantor's northeast property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence run southerly along the grantor's east property line a distance of 147 feet, more or less, to a point on the acquired R/W line;

Thence run northwesterly along the acquired R/W line a distance of 5 feet, more or less, to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 30+89.09);

GRANTEE'S ADDRESS:

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

Thence run northwesterly and parallel to project centerline along a curve to the left having a radius of 490 feet and along the acquired R/W line a distance of 346 feet, more or less, to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 27+22.25);

Thence run westerly along the acquired R/W line a distance of 348 feet, more or less, to the grantor's west property line;

Thence run northerly along the grantor's west property line a distance of 30 feet, more or less, to the grantor's northwest property corner;

Thence run easterly along the grantor's north property line a distance of 672 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.735 acres, more or less.

***(0.330 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.405 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 12 day of March, 2020.

GRANTEE'S ADDRESS:

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

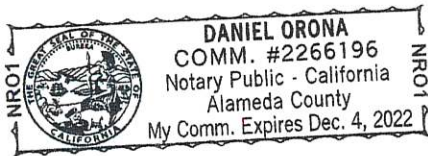
Deborah O.B. Falk
Deborah O. Falk

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Berkeley)

I, Daniel Orona, a Notary Public, in and for said County in said State, hereby certify that Deborah O. Falk, 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 12th day of March, 2020.



[Signature]
NOTARY PUBLIC

My Commission Expires: 12/04/2022

Alison Schwan

Alison Schwan

William A Schwan

William Schwan

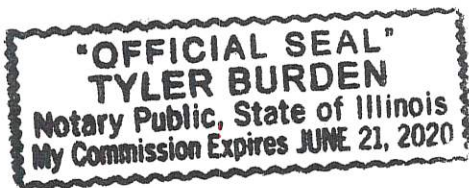
ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF DuPage)

I, Tyler Burden, a Notary Public, in and for said County in said State, hereby certify that Alison Schwan and William Schwan, whose name(s) 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 6th day of February, 2019.2020

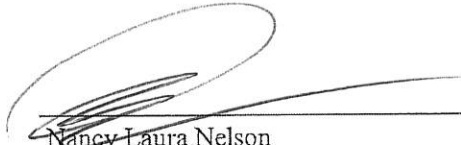


Tyler Burden
NOTARY PUBLIC

My Commission Expires: 6-21-2020

GRANTEE'S ADDRESS:

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


Nancy Laura Nelson

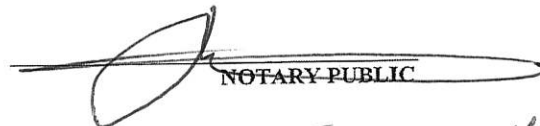

Ray Nelson

ACKNOWLEDGMENT

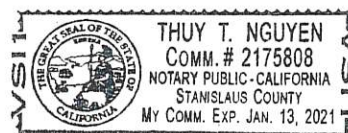
STATE OF CALiFornia)
COUNTY OF Stanislaus)

I, Thuy T. Nguyen, a Notary Public, in and for said County in said State,
hereby certify that Nancy Laura Nelson and Ray Nelson, 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 28th day of February, 2020.


NOTARY PUBLIC

My Commission Expires: January 13th, 2021



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 Road to Kingsway Road
Project No. 0203616
Baldwin County, Alabama
Tract 4

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 12th day of March, 2020.

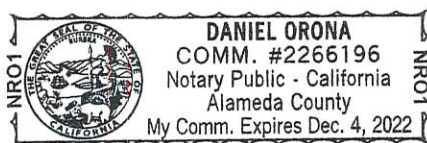
Deborah O. B. Falk
Deborah O. Falk

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Alameda)

I, Daniel Orona, a Notary Public, in and for said County in said State, hereby certify that Deborah O. Falk, 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 12th day of March, 2020.



[Signature]
NOTARY PUBLIC

My Commission Expires: 12/04/2022

GRANTEE'S MAILING ADDRESS:

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

Alison Schwan

Alison Schwan

William A Schwan

William Schwan

ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF DePue)

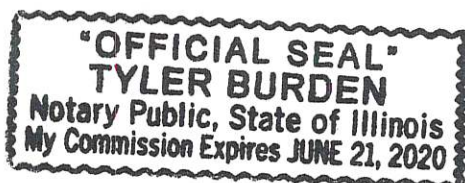
I, Tyler Burden, a Notary Public, in and for said County in said State, hereby certify that Alison Schwan and William Schwan, whose name(s) are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2019.2020



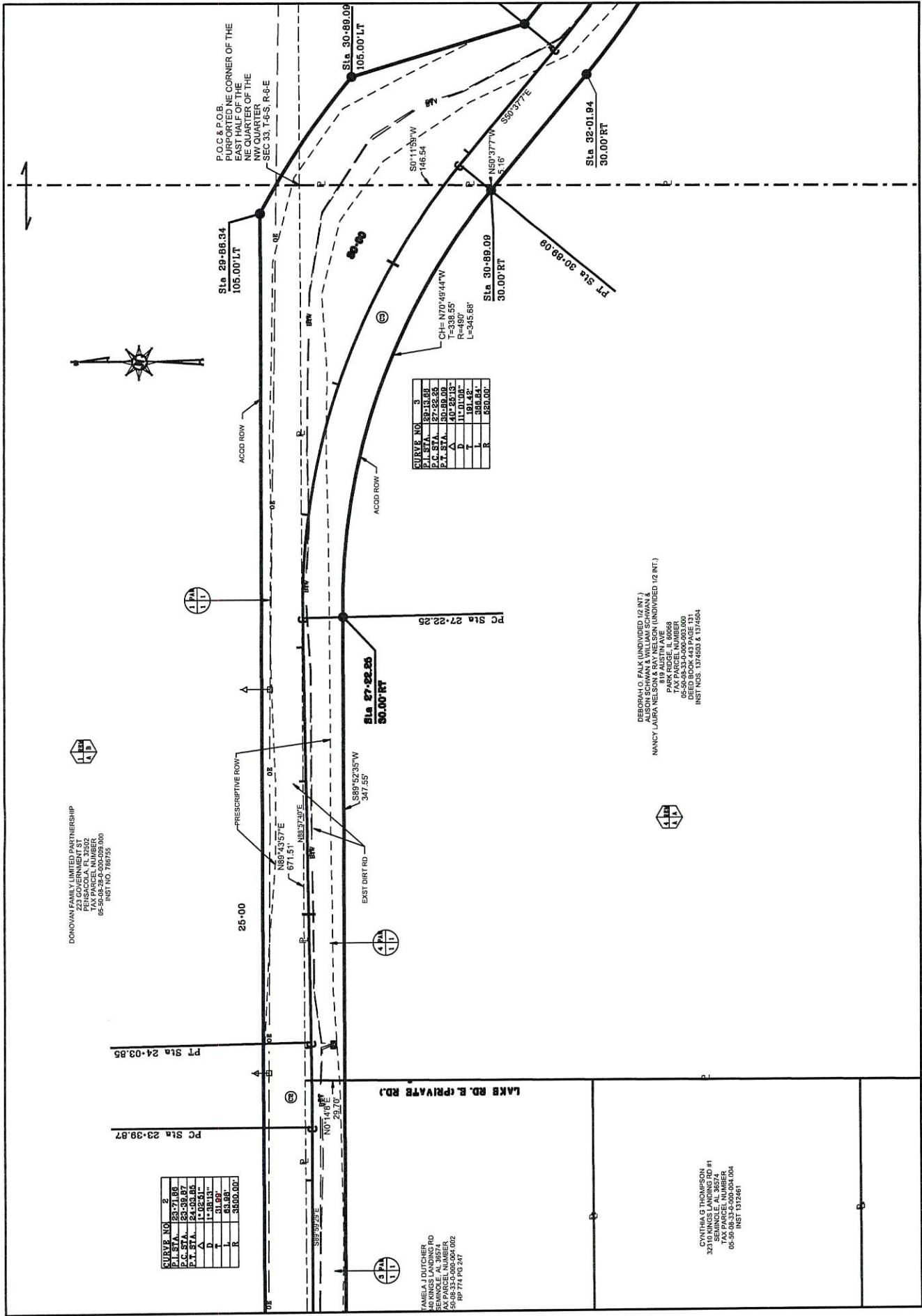
[Signature]
NOTARY PUBLIC

My Commission Expires: 6-21-2020



GRANTEE'S MAILING ADDRESS:

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



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	4	PROJECT NO.	0203616
OWNER	DEBORAH FALK, ALLISON & WILLIAM SCHWAN, NANCY & RAY NELSON	COUNTY	BALDWIN
TOTAL ACREAGE	20.587	SCALE:	1"=100'
R.O.W. REQUIRED	0.735	DATE;	06-06-2019
PRESCRIPTIVE R.O.W.	0.330	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	19.852		