

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0211919
Mannich Lane
G, D, B & Pave from CR 9
to Lipscomb Road
05-55-04-37-0-000-008.000
Tract No. 2

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 11/17/2020 3:47 PM
TOTAL \$ 0.00
9 Pages

1871483



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), Otis L. Gatlin, married man, Victoria G. Young, married woman, James M. Gatlin, single man, John S. Gatlin, Jr., married man, and David Gatlin, married man, not conveying a 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 of East Half of the East Half of Grant Section 37, Township 7 South, Range 3 East, being in the East Half of the Southeast Quarter of Regular Section 19, Township 7 South, Range 3 East, identified as Tract Number 2 on Mannich Lane, Dirt Road Paving Project No. 0211919 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the purported northwest corner of the Northwest Quarter of the Southeast Quarter of Regular Section 19, Township 7 South, Range 3 East, being in the East Half of Grant Section 37, Township 7 South, Range 3 East in Baldwin County, Alabama;

Thence S89°51'48"E along the north line of said Quarter/Quarter a distance of 1335.12 feet to a point;

Thence S0°0'00"W leaving the north line of said Quarter/Quarter a distance of 20.00 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°51'48"E along the grantor's north property line a distance of 1308.55 feet to the grantor's northeast property corner;

GRANTEE'S ADDRESS:

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

Thence S0°39'29"W along the grantor's east property line a distance of 41.79 feet to a point on the acquired R/W line;

Thence N89°59'15"W along the acquired R/W line a distance of 1308.39 feet to a point on the grantor's west property line;

Thence N0°25'27"E along the grantor's west property line a distance of 44.65 feet to the Point of Beginning of the property herein conveyed and containing 1.298 acres, more or less.

****(1.157 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.141 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.

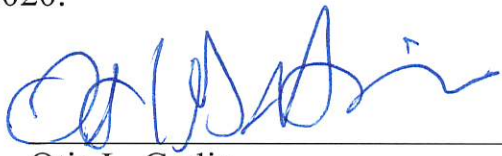
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described;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

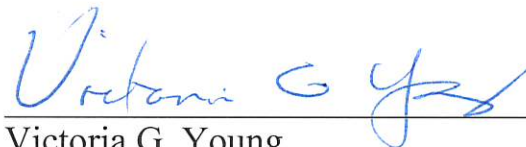
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

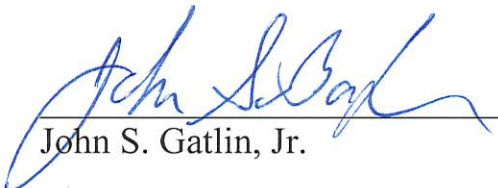
GRANTEE'S ADDRESS:

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 17th day of November, 2020.


Otis L. Gatlin


Victoria G. Young


John S. Gatlin, Jr.

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State,
hereby certify that Otis L. Gatlin, Victoria G. Young, and John S. Gatlin, Jr., 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 17 day of November, 2020.


Tate Chalfant

NOTARY PUBLIC



Commission Expires: _____

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 12th day of November, 2020.


James M. Gatlin


David Gatlin

ACKNOWLEDGMENT

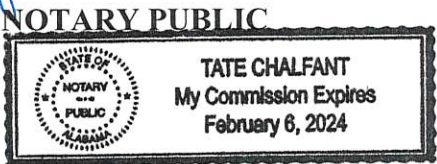
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State,
hereby certify that James M. Gatlin, and David Gatlin, 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 12 day of November, 2020.


Tate Chalfant



Commission Expires: _____

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

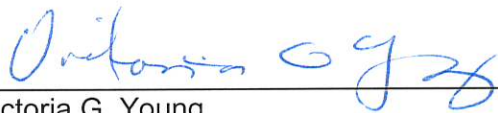
Mannich Ln
From CR 9 to Lipscomb Rd
Project No. 0211919
Tract No. 2

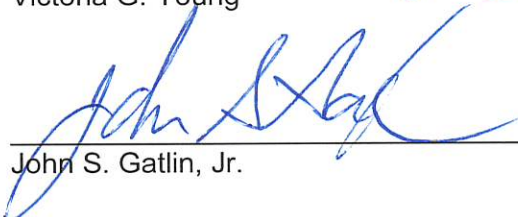
I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of the fact that this project is not funded and could remain unfunded for some time.

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 17th day of November, 2020.


Otis L. Gatlin


Victoria G. Young


John S. Gatlin, Jr.

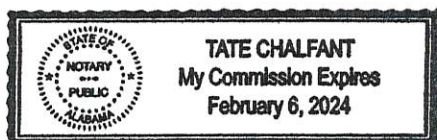
ACKNOWLEDGMENT


STATE OF ALABAMA)

COUNTY OF BALDWIN)

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




NOTARY PUBLIC
My Commission Expires: 2/6/2024

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

Mannich Ln
From CR 9 to Lipscomb Rd
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IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 12 day of Nov., 2020.


James M. Gatlin


David Gatlin

ACKNOWLEDGMENT

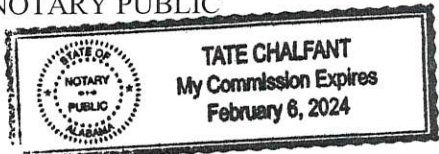
STATE OF ALABAMA)

COUNTY OF BALDWIN)

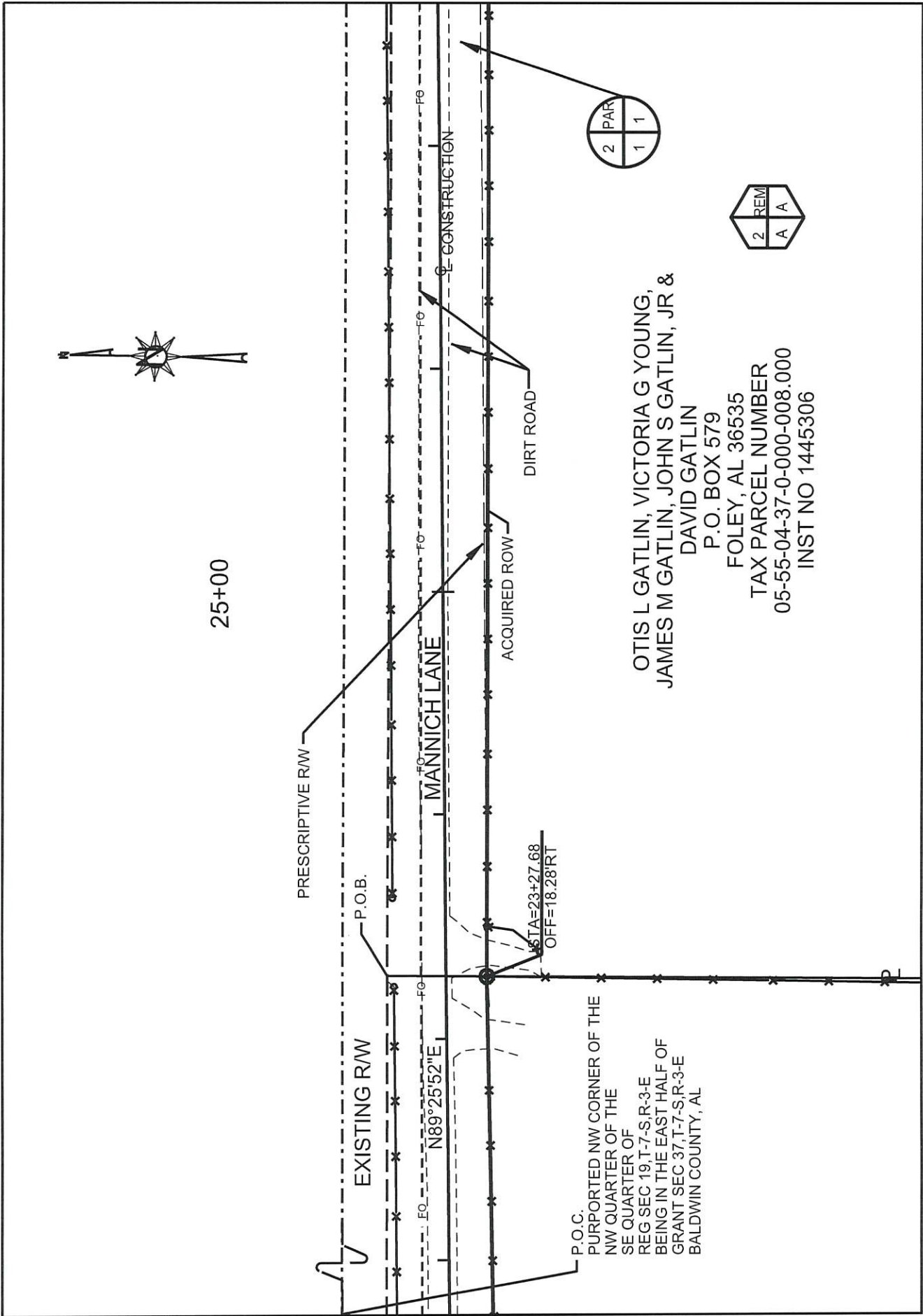
I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that James M. Gatlin and David Gatlin, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they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

Given under my hand and official seal this 12 day of November 2020.


NOTARY PUBLIC



My Commission Expires: _____

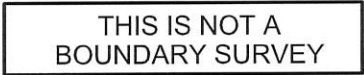


THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

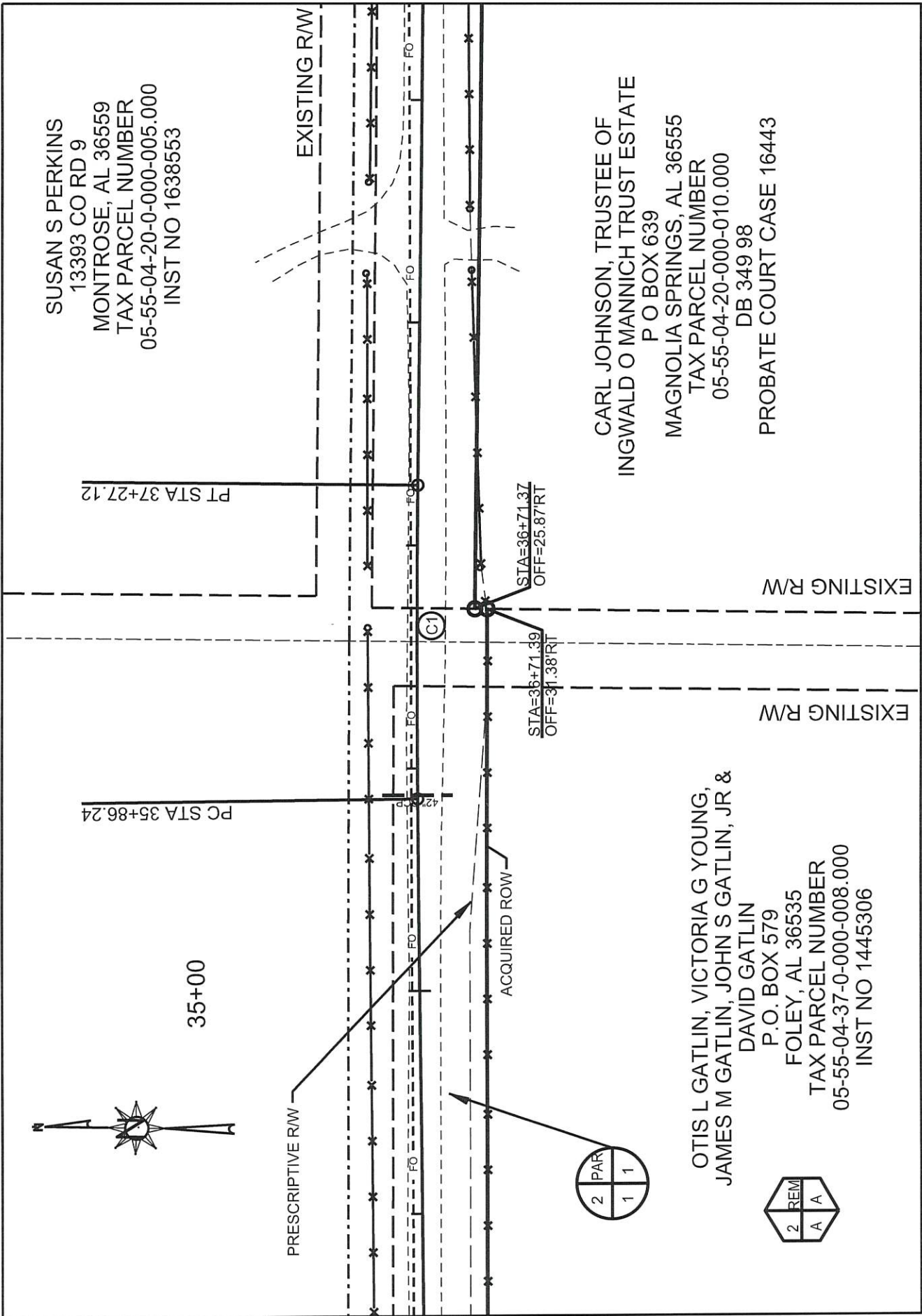
TRACT NO.	2
OWNER	OTIS GATLIN, VICTORIA YOUNG, JAMES GATLIN, JOHN GATLIN, JR & DAVID GATLIN
TOTAL ACREAGE	78.572
R.O.W. REQUIRED	1.298
PREScriptive R.O.W.	1.157
T.C.E. REQUIRED	N/A
REMAINDER	77.274

PROJECT NO.	0211919
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	09-25-2020
REVISED:	N/A
SHEET :	1 OF 3



TRACT NO.	2
OWNER	OTIS GATLIN, VICTORIA YOUNG, JAMES GATLIN, JOHN GATLIN, JR. & DAVID GATLIN
TOTAL ACREAGE	78.572
R.O.W. REQUIRED	1.298
PRESCRIPTIVE R.O.W.	1.157
T.C.E. REQUIRED	N/A
REMAINDER	77.274

PROJECT NO.	0211919
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	09-25-2020
REVISED:	N/A
SHEET :	2 OF 3



MATCH SHEET 2 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 2
OWNER OTIS GATLIN, VICTORIA YOUNG, JAMES GATLIN,
JOHN GATLIN, JR & DAVID GATLIN
TOTAL ACREAGE 78.572
R.O.W. REQUIRED 1.298
PRESCRIPTIVE R.O.W. 1.157
T.C.E. REQUIRED N/A
REMAINDER 77.274

PROJECT NO. 0211919
COUNTY BALDWIN
SCALE: 1"=60'
DATE; 09-25-2020
REVISED: N/A
SHEET : 3 OF 3