

BALDWIN COUNTY, ALABAMA  
 HARRY D'OLIVE, JR. PROBATE JUDGE  
 Filed/cert. 10/22/2020 8:18 AM  
 TOTAL \$ 0.00  
 11 Pages

1865349

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



STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0211919 <sup>TD</sup>  
 Mannich Lane <sup>OK</sup>  
 G, D, B & Pave from CR 9  
 to Lipscomb Road  
 05-55-04-20-0-000-010.000  
 Tract No. 3

### 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), Carl Johnson, as Trustee of the Testamentary Trust created under the Estate of Ingwald O. Mannich, deceased, Baldwin County Probate Court Case File No. 16443. (I. O. Mannich also known as Ingwald O. Mannich was the surviving grantee of that certain deed dated August 26, 1964 and recorded in Deed Book 349 at Page 98. The other grantee, Della Mannich, having died on December 27, 1977), 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 North Half of the Southwest Quarter of Section 20, Township 7 South, Range 3 East, identified as Tract Number 3 on Mannich Lane, Dirt Road Paving Project No. 0211919 in Baldwin County, Alabama and being more fully described as follows:**

#### Parcel 1 of 2:

Commencing at the purported northwest corner of the North Half of the Southwest Quarter of Section 20, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence S89°31'09"E along the north line of said Quarter a distance of 14.89 feet to a point on the existing R/W line;

Thence S0°0'00"W along the existing R/W line a distance of 10.00 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°31'09"E along the grantor's north property line a distance of 2626.87 feet to the grantor's property corner;

GRANTEE'S ADDRESS:

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

Thence S0°23'42"W along the grantor's property line a distance of 53.42 feet to a point on the acquired R/W line;

Thence N89°21'36"W along the acquired R/W line a distance of 2627.16 feet to a point on the grantor's west property line;

Thence N0°39'29"E along the grantor's west property line a distance of 46.12 feet to the Point of Beginning of the property herein conveyed and containing 3.002 acres, more or less. **\*\* (2.563 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.439 acres is being acquired from the Grantor).**

**A part of West Half of the Northwest Quarter of the Southeast Quarter of Section 20, Township 7 South, Range 3 East, identified as Tract Number 3 on Mannich Lane, Dirt Road Paving Project No. 0211919 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 2 of 2:**

Commencing at the purported northwest corner of the Northwest Quarter of the Southeast Quarter of Section 20, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence S89°31'09"E along the north line of said Quarter a distance of 14.93 feet to a point on the existing R/W line;

Thence S0°0'00"W along the existing R/W line a distance of 10.00 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S89°31'09"E along the grantor's north property line a distance of 286.00 feet to the grantor's northeast property corner;

Thence S0°1'49"E along the grantor's east property line a distance of 52.34 feet to a point on the acquired R/W line;

Thence N89°38'44"W along the acquired R/W line a distance of 286.39 feet to a point on the grantor's property line;

Thence N0°23'42"E along the grantor's property line a distance of 52.97 feet to the Point of Beginning of the property herein conveyed and containing 0.343 acres, more or less. **\*\* (0.274 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.069 acres is being acquired from the Grantor).**

GRANTEE'S ADDRESS:

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



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**, The Grantor, at the time of the delivery of this Deed, is duly authorized to make and enter into the sale and conveyance of the real property and hereby covenant to and with Baldwin County, Alabama, that The Testamentary Trust created under the Estate of Ingwald O. Mannich, deceased, is lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; the Grantor has 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 he will forever warrant and defend the title thereto against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

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

**IN WITNESS WHEREOF**, I, Carl Johnson, acting in my capacity as Trustee of the Testamentary Trust created under the Estate of Ingwald O. Mannich, deceased, set my hand and seal this the 20<sup>th</sup> day of OCTOBER, 2020.

Carl Johnson  
Carl Johnson, as Trustee

GRANTEE'S ADDRESS:

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

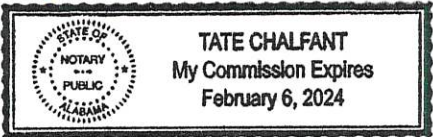
ACKNOWLEDGMENT

STATE OF ALABAMA                    )  
COUNTY OF BALDWIN                )

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Carl Johnson, whose name as Trustee of the Ingwald O. Mannich Testamentary Trust, 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, he in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of October, 2020.

Tate Chalfant  
NOTARY PUBLIC



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. 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 20 day of OCTOBER, 2020.

Carl E. Johnson  
Carl Johnson, as Trustee

ACKNOWLEDGMENT

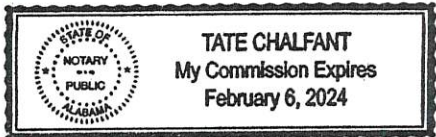
STATE OF ALABAMA    )

COUNTY OF BALDWIN    )

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Carl Johnson, whose name as Trustee of the Ingwald O. Mannich Testamentary Trust, 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, he in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

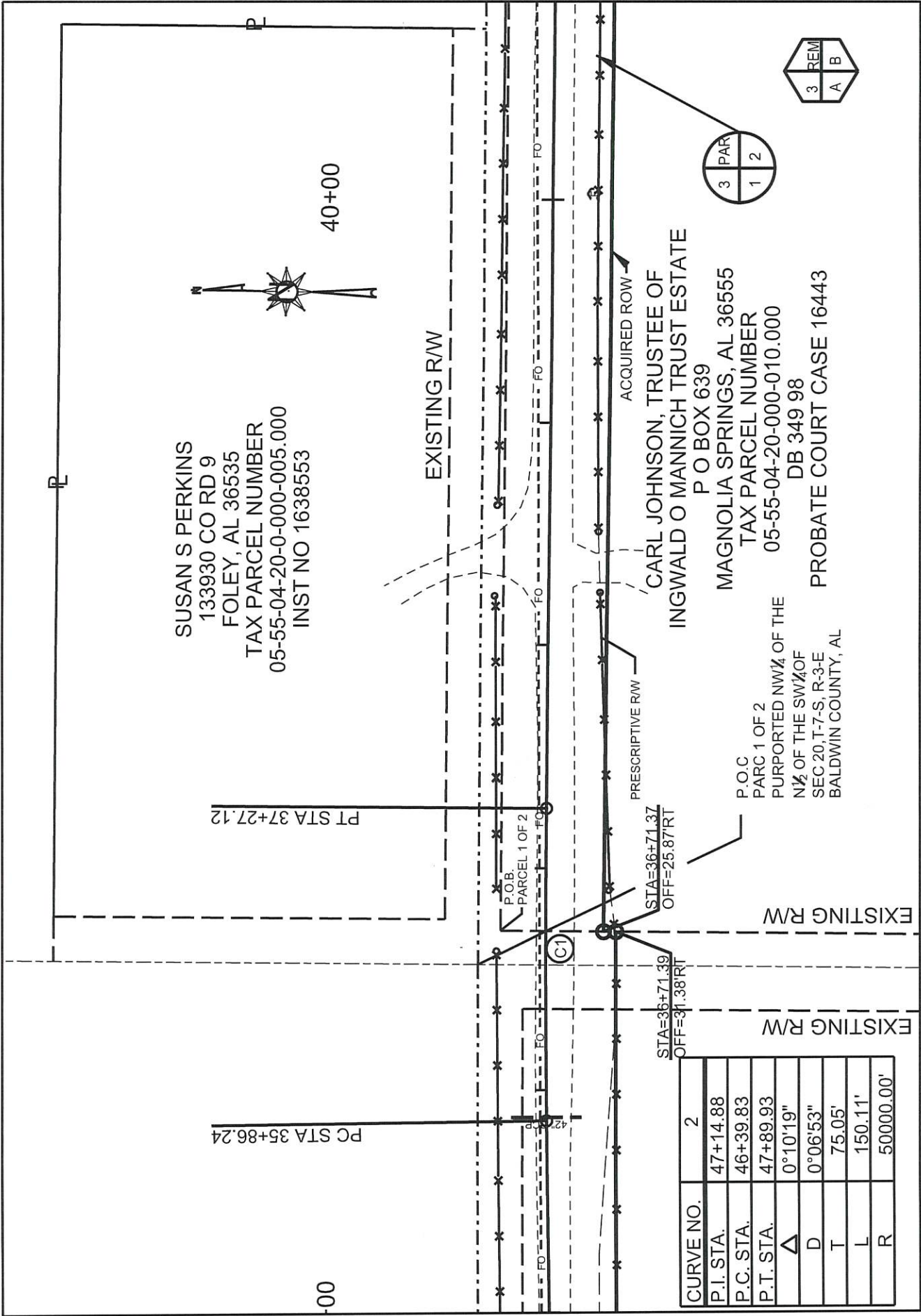
Given under my hand and official seal this 20 day of October 2020.

Tate Chalfant  
NOTARY PUBLIC



My Commission Expires: \_\_\_\_\_



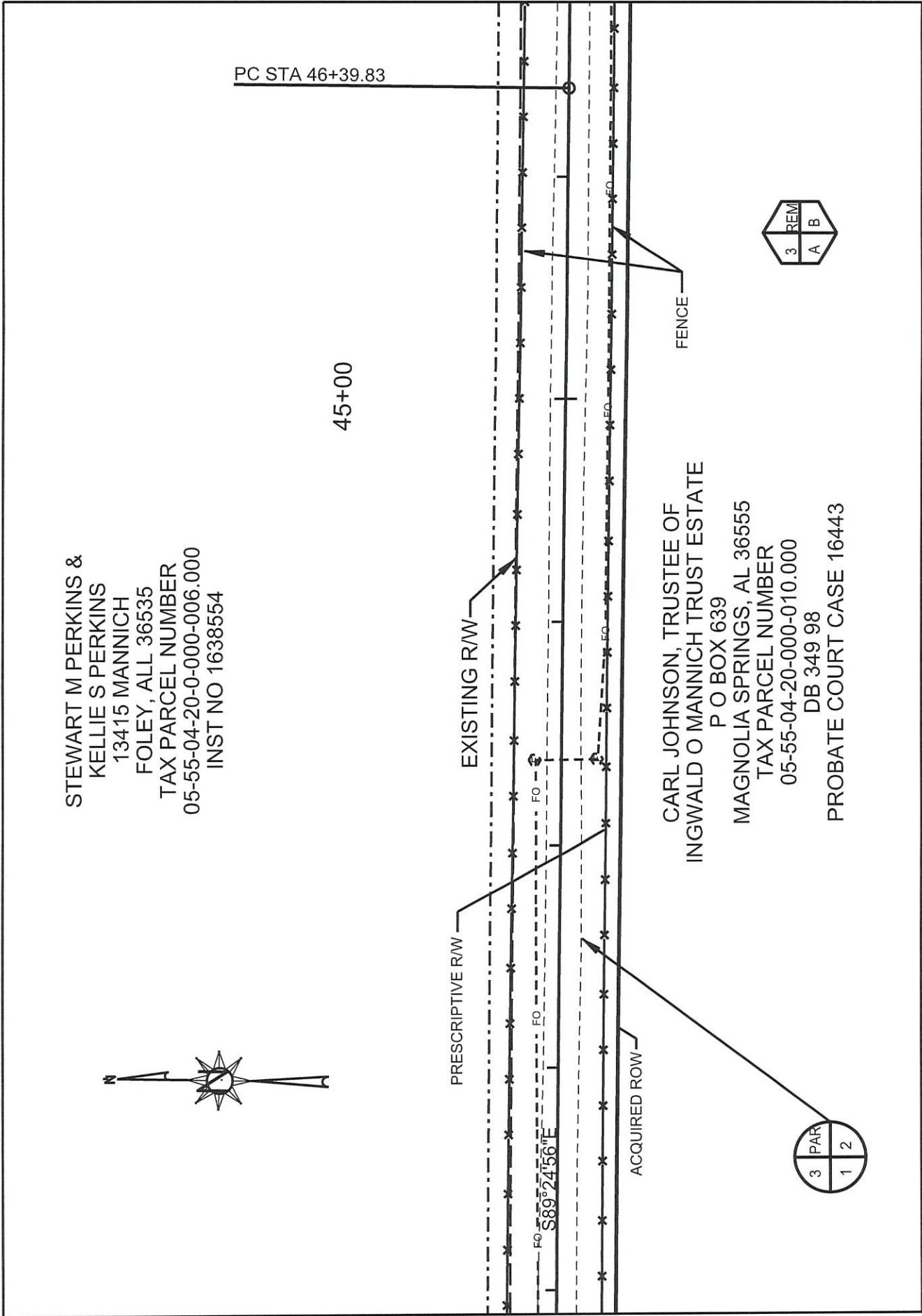


THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3  
OWNER INGWALD O MANNICH TRUST ESTATE  
TOTAL ACREAGE 88.472  
R.O.W. REQUIRED 3.344  
PRESCRIPTIVE R.O.W. 2.837  
T.C.E. REQUIRED N/A  
REMAINDER 85.128

PROJECT NO. 0211919  
COUNTY BALDWIN  
SCALE: 1"=60'  
DATE: 09-25-2020  
REVISED: N/A  
SHEET : 1 OF 6

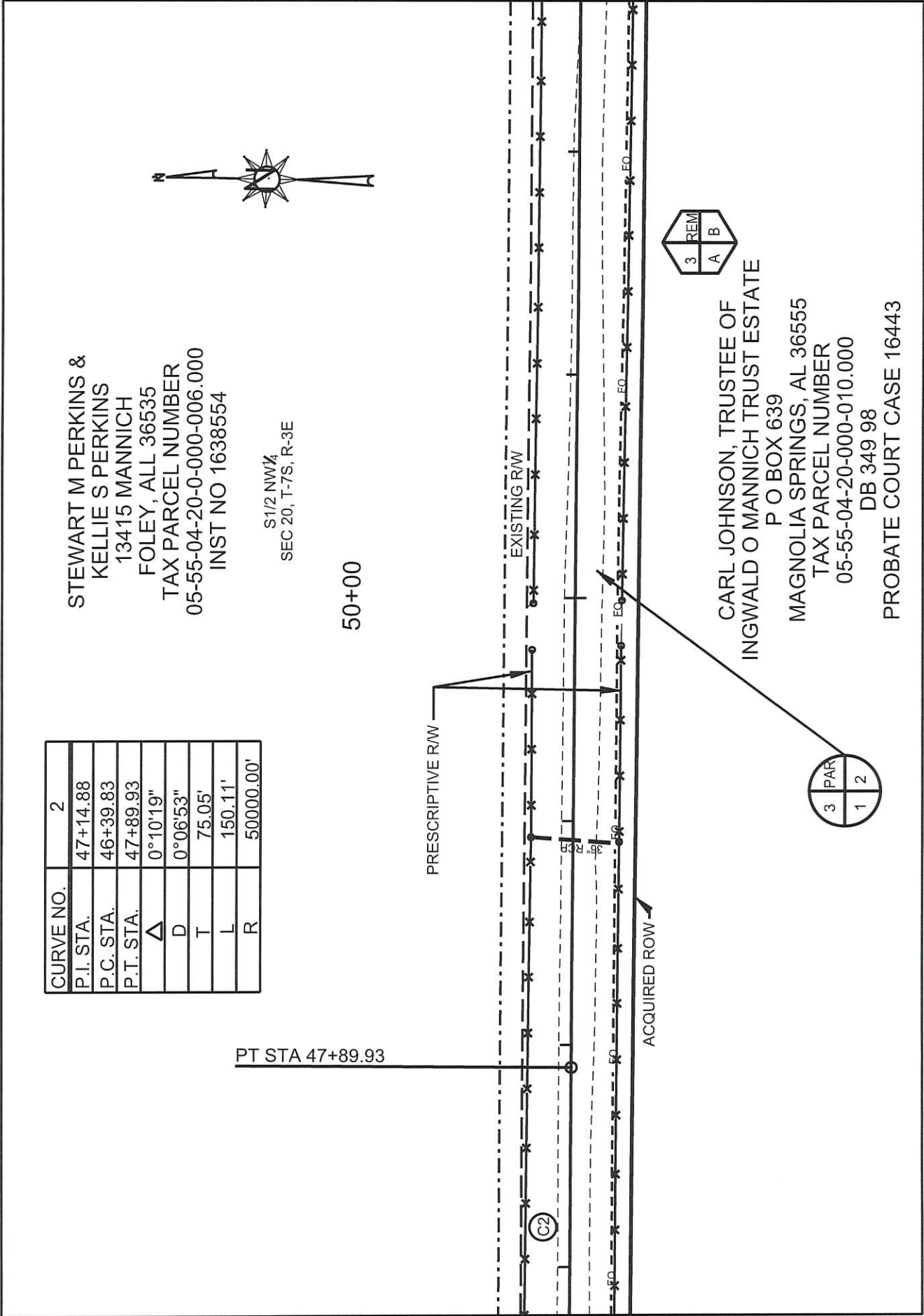


MATCH SHEET 1 OF 6

THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	3	PROJECT NO.	0211919
OWNER	INGWALD O MANNICH TRUST ESTATE	COUNTY	BALDWIN
TOTAL ACREAGE	88.472	SCALE:	1"=60'
R.O.W. REQUIRED	3.344	DATE;	09-25-2020
PRESCRIPTIVE R.O.W.	2.837	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 6
REMAINDER	85.128		

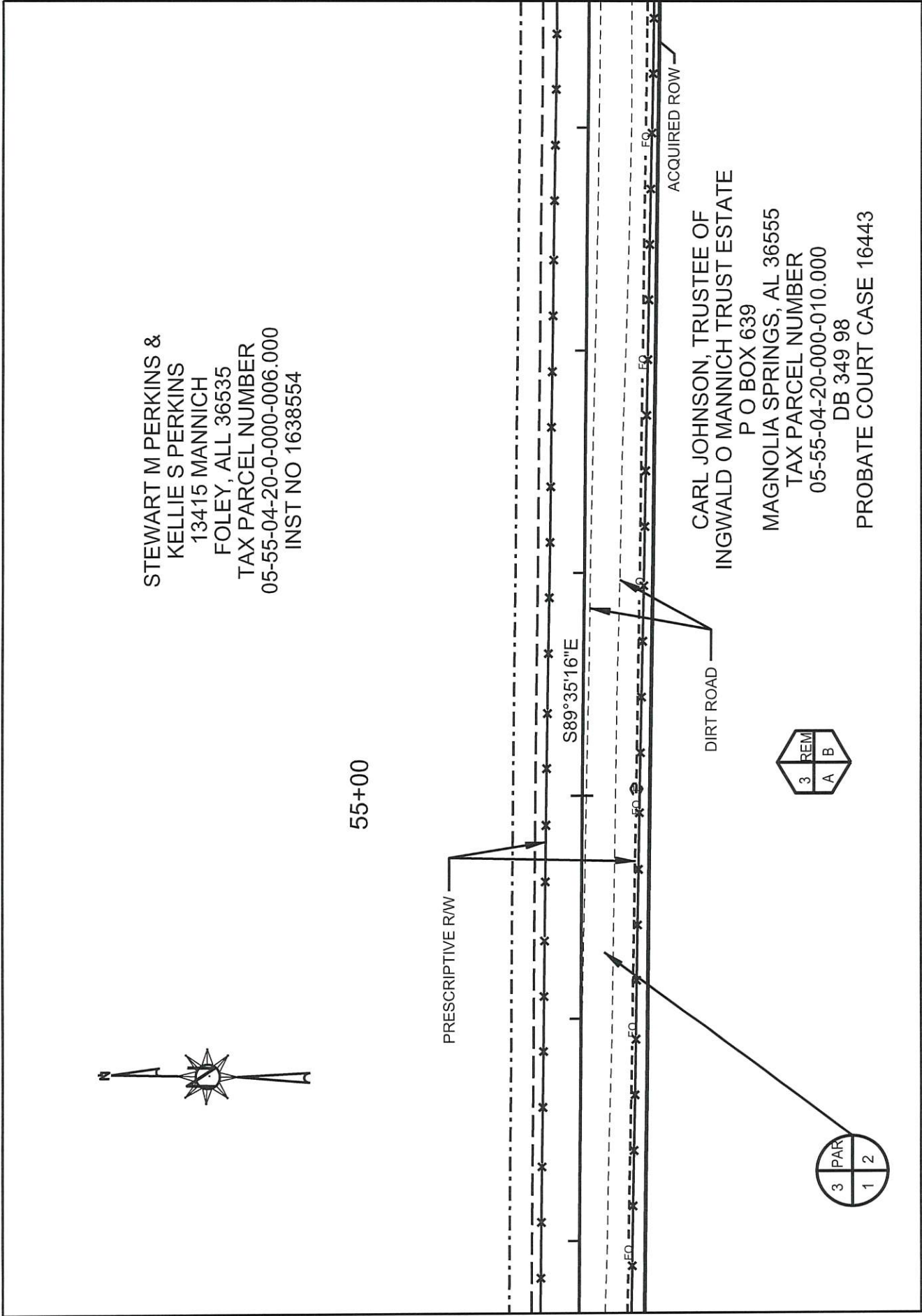


COUNTY OF BALDWIN

TRACT NO. 3  
OWNER INGWALD O MANNICH TRUST ESTATE  
TOTAL ACREAGE 88.472  
R.O.W. REQUIRED 3.344  
PRESCRIPTIVE R.O.W. 2.837  
T.C.E. REQUIRED N/A  
REMAINDER 85.128

PROJECT NO. 0211919  
COUNTY BALDWIN  
SCALE: 1"=60'  
DATE; 09-25-2020  
REVISED: N/A  
SHEET : 3 OF 6





THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3  
OWNER INGWALD O MANNICH TRUST ESTATE  
TOTAL ACREAGE 88.472  
R.O.W. REQUIRED 3.344  
PREScriptive R.O.W. 2.837  
T.C.E. REQUIRED N/A  
REMAINDER 85.128

PROJECT NO. 0211919  
COUNTY BALDWIN  
SCALE: 1"=60'  
DATE; 09-25-2020  
REVISED: N/A  
SHEET : 4 OF 6



TRACT NO.	3
OWNER	INGWALD O MANNICH TRUST ESTATE
TOTAL ACREAGE	88.472
R.O.W. REQUIRED	3.344
PRESCRIPTIVE R.O.W.	2.837
T.C.E. REQUIRED	N/A
REMAINDER	85.128

PROJECT NO.	0211919
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	09-25-2020
REVISED:	N/A
SHEET :	5 OF 6

STEPHEN EMMET MCKENZIE  
P O BOX 996  
MAGNOLIA SPRINGS, AL 36555  
TAX PARCEL NUMBER  
05-55-04-20-0-000-008.000  
INST NO 1571821

SW  $\frac{1}{4}$  NE  $\frac{1}{4}$   
SEC 20, T-7S, R-3E



STEPHEN EMMET MCKENZIE  
P O BOX 996  
MAGNOLIA SPRINGS, AL 36555  
TAX PARCEL NUMBER  
05-55-04-20-0-000-008.001  
INST NO 1571820

65+00

70+00

CRF

PRESCRIPTIVE R/W

EXISTING R/W

P

STA=66+14.84  
OFF=34.49'RT

ACQUIRED R/W

FO

FO

FO

FO

FO

FO

FO

FO

FO

FO

FO

FO

FO

SIRMON PROPERTIES LLC  
25359 CO RD 54 E  
DAPHNE, AL 36526  
TAX PARCEL NUMBER  
05-55-04-20-0-000-010.001  
INST NO 1626757

CARL JOHNSON, TRUSTEE OF  
INGWALD O MANNICH TRUST ESTATE  
P O BOX 639  
MAGNOLIA SPRINGS, AL 36555  
TAX PARCEL NUMBER  
05-55-04-20-0-000-010.000  
DB 349 98  
PROBATE COURT CASE 16443



MATCH SHEET 5 OF 6

THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3  
OWNER INGWALD O MANNICH TRUST ESTATE  
TOTAL ACREAGE 88.472  
R.O.W. REQUIRED 3.344  
PRESCRIPTIVE R.O.W. 2.837  
T.C.E. REQUIRED N/A  
REMAINDER 85.128

PROJECT NO. 0211919  
COUNTY BALDWIN  
SCALE: 1"=60'  
DATE; 09-25-2020  
REVISED: N/A  
SHEET : 6 OF 6