

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. 0212019
Lipscomb Road
G, D, B & Pave from US 98 to
beginning of pavement
05-55-05-21-0-000-009.000
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), Geoffrey Scott Lipscomb and Teresa Ann Williams Lipscomb, husband & wife, 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 Southwest Quarter of the Southwest Quarter of Section 21, Township 7 South, Range 3 East, identified as Tract Number 3 on Lipscomb Road, Project No. 0212019 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a capped rod found at the southwest corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence N0°8'01"E along the west line of said Quarter/Quarter a distance of 19.98 feet to a point;

Thence S90°0'00"E leaving the west line of said Quarter/Quarter a distance of 19.96 feet to the grantor's southwest property corner and being Point of Beginning of the property herein to be conveyed;

Thence N0°86'06"E along the grantor's west property line a distance of 971.23 feet to the grantor's northwest property corner;

GRANTEE'S ADDRESS:
BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 8/25/2020 9:10 AM
TOTAL \$ 0.00
7 Pages

1852714



Thence N89°58'40"E along the grantor's north property line a distance of 22.34 feet to a point on the acquired R/W line;

Thence S0°9'29"W along the acquired R/W line a distance of 255.73 feet to a point (said point is offset 40.00 feet left of and perpendicular to project centerline at Station 29+25.00);

Thence N89°50'31"W along the acquired R/W line a distance of 10.00 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 29+25.00);

Thence S0°9'29"W along the acquired R/W line a distance of 715.55 feet to the grantor's south property line;

Thence N89°55'56"W along the grantor's south property line a distance of 11.95 feet to the Point of Beginning of the property herein conveyed and containing 0.330 acres, more or less.

****(0.079 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.251 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 21 day of August, 2020.



Geoffrey Scott Lipscomb



Teresa Ann Williams Lipscomb

ACKNOWLEDGMENT

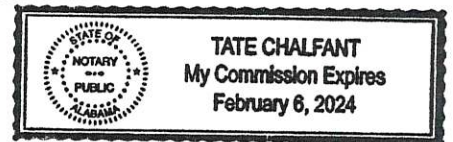
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State,
hereby certify that Geoffrey Scott Lipscomb and Teresa Ann Williams Lipscomb, 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 21 day of August, 2020.



NOTARY PUBLIC



Commission Expires: _____

GRANTEE'S ADDRESS:

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


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

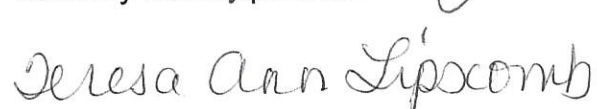
Lipscomb Road
US 98 to Beginning of Pavement
Project No. 0212019
Tract No. 3

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 21 day of August, 2020.



Geoffrey Scott Lipscomb



Teresa Ann Lipscomb

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

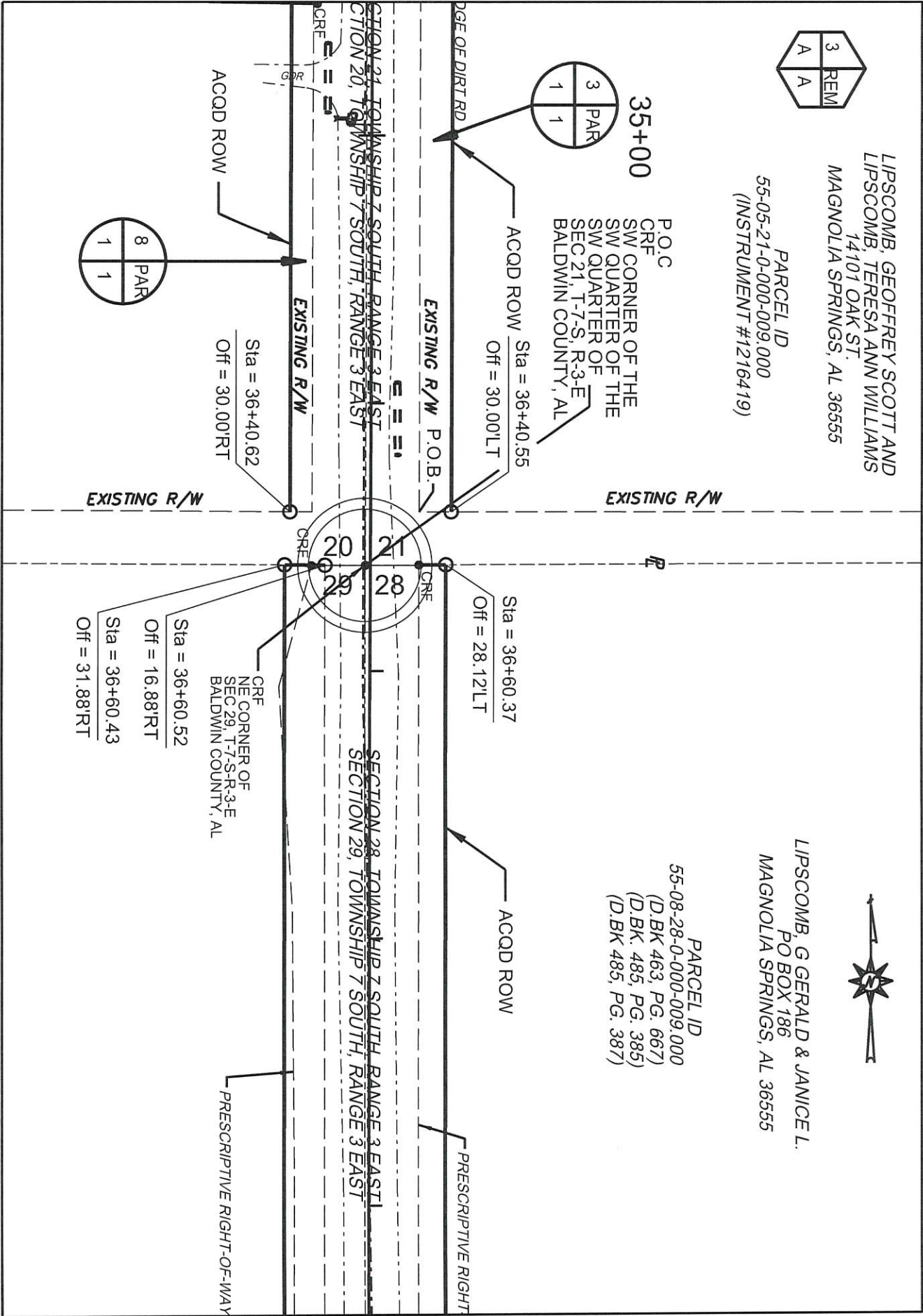
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Given under my hand and official seal this 21 day of August 2020.



NOTARY PUBLIC

My Commission Expires: _____

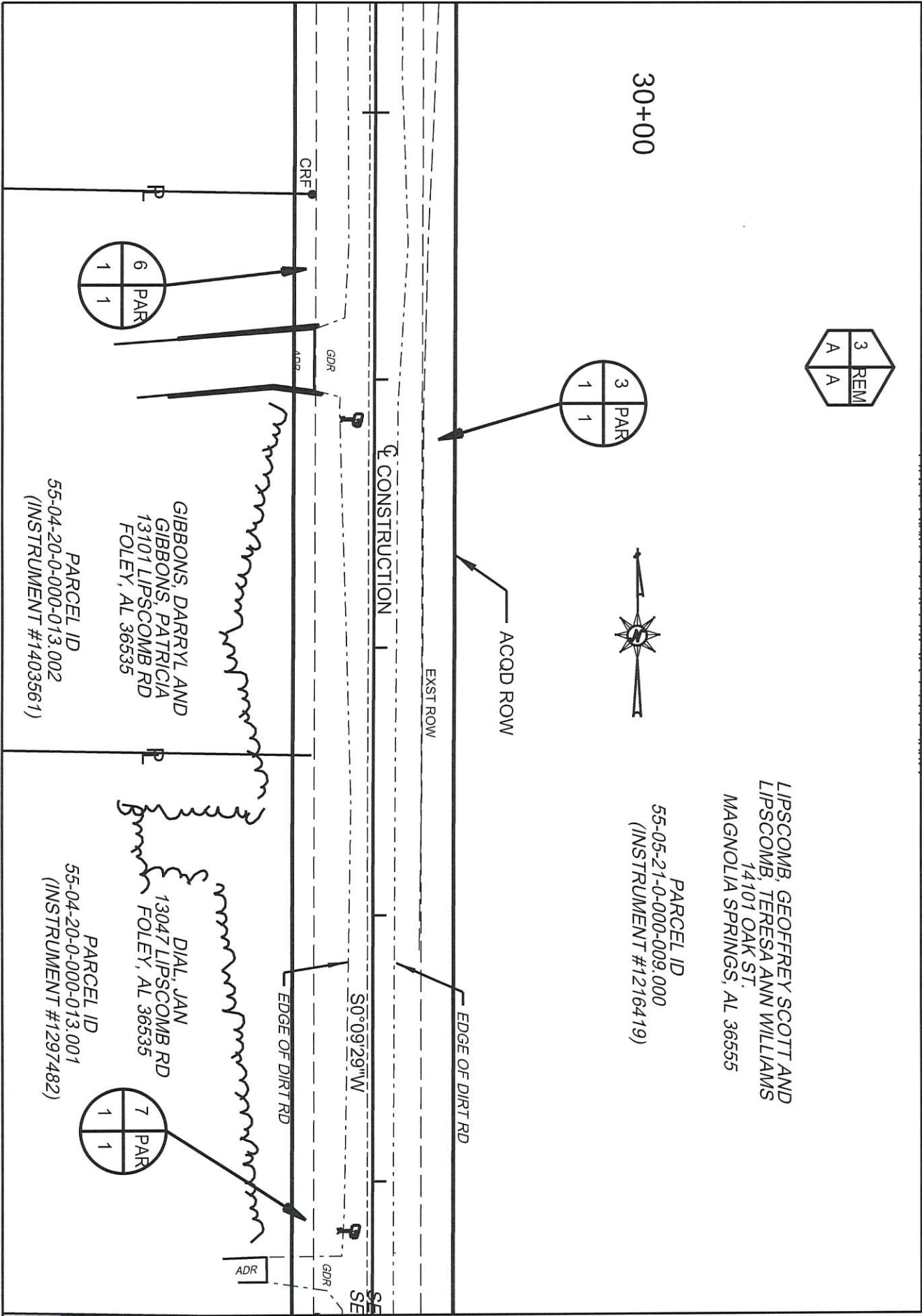


THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3
OWNER GEOFFREY & TERESA LIPSCOMB
TOTAL ACREAGE 14.478
R.O.W. REQUIRED 0.330
PREScriptive R.O.W. 0.079
T.C.E. REQUIRED N/A
REMAINDER 14.148

PROJECT NO. 0212019
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 07-20-20
REVISED: N/A
SHEET : 1 OF 3



MATCH SHEET 1 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	3
OWNER	GEOFFREY & TERESA LIPSCOMB
TOTAL ACREAGE	14.478
R.O.W. REQUIRED	0.330
PRESCRIPTIVE R.O.W.	0.079
T.C.E. REQUIRED	N/A
REMAINDER	14.148

PROJECT NO.	0212019
COUNTY	BALDWIN
SCALE:	1"=50'
DATE;	07-20-20
REVISED:	N/A
SHEET :	2 OF 3

PROJECT NO.	0212019
COUNTY	BALDWIN
SCALE:	1"=50'
DATE;	07-20-20
REVISED:	N/A
SHEET :	3 OF 3