

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0212019
Lipscomb Road 19
G, D, B & Pave from US 98 to
beginning of pavement
05-55-04-20-0-000-013.005
05-55-04-20-0-000-013.003
Tract No. 4

**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), Lanford L. Swaine and Ruth R. Swaine, 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 Southeast Quarter of the Southeast Quarter of Section 20, Township 7 South, Range 3 East, identified as Tract Number 4 on Lipscomb Road, Project No. 0212019 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 2:

Commencing at a set mag nail w/ washer found at the northeast corner of the Southeast Quarter of Section 20, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence S0°8'01"W along the east line of said Quarter a distance of 1352.29 feet to a point;

Thence N89°39'22"W leaving the east line of said Quarter a distance of 19.96 feet to the grantor's northeast property corner and being Point of Beginning of the property herein to be conveyed;

Thence S0°7'55"W along the grantor's east property line a distance of 209.74 feet to the grantor's property corner:

Thence N89°10'00"W along the grantor's property line a distance of 6.70 feet to a point on the acquired R/W line;

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. 8/18/2020 8:18 AM
TOTAL \$ 0.00
6 Pages

1850979



Thence N0°25'48"E along the acquired R/W line a distance of 209.68 feet to the grantor's north property line;

Thence S89°39'22"E along the grantor's north property line a distance of 5.61 feet to the Point of Beginning of the property herein conveyed and containing 0.030 acres, more or less.

Parcel 2 of 2:

Commencing at a set mag nail w/ washer found at the northeast corner of the Southeast Quarter of Section 20, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence S0°8'01"W along the east line of said Quarter a distance of 1772.02 feet to a point;

Thence S90°0'00"W leaving the east line of said Quarter a distance of 19.94 feet to the grantor's property corner and being Point of Beginning of the property herein to be conveyed;

Thence S0°7'55"W along the grantor's east property line a distance of 267.38 feet to the grantor's southeast property corner:

Thence N89°55'17"W along the grantor's south property line a distance of 7.92 feet to a point on the acquired R/W line;

Thence N0°9'29"E along the acquired R/W line a distance of 105.46 feet to a point (said point is offset 30.00 feet right 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 40.00 feet right of and perpendicular to project centerline at Station 29+25.00);

Thence N0°9'29"E along the acquired R/W line a distance of 162.00 feet to the grantor's property line;

Thence S89°9'35"E along the grantor's property line a distance of 17.80 feet to the Point of Beginning of the property herein conveyed and containing 0.085 acres, more or less.

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.

GRANTEE'S ADDRESS:

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

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 14 day of AUG, 2020.

Lanford L. Swaine
Lanford L. Swaine

Ruth R. Swaine
Ruth R. Swaine

ACKNOWLEDGMENT

STATE OF ALABAMA)

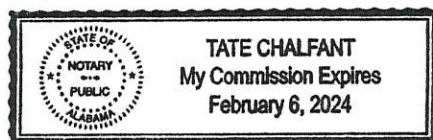
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Lanford L. Swaine and Ruth R. Swaine, 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 14 day of August, 2020.

Tate Chalfant

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. 4

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 14 day of AUG, 2020.

Lanford L. Swaine
Lanford L. Swaine

Ruth R. Swaine
Ruth R. Swaine

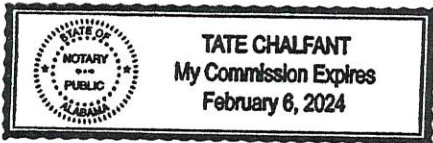
ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

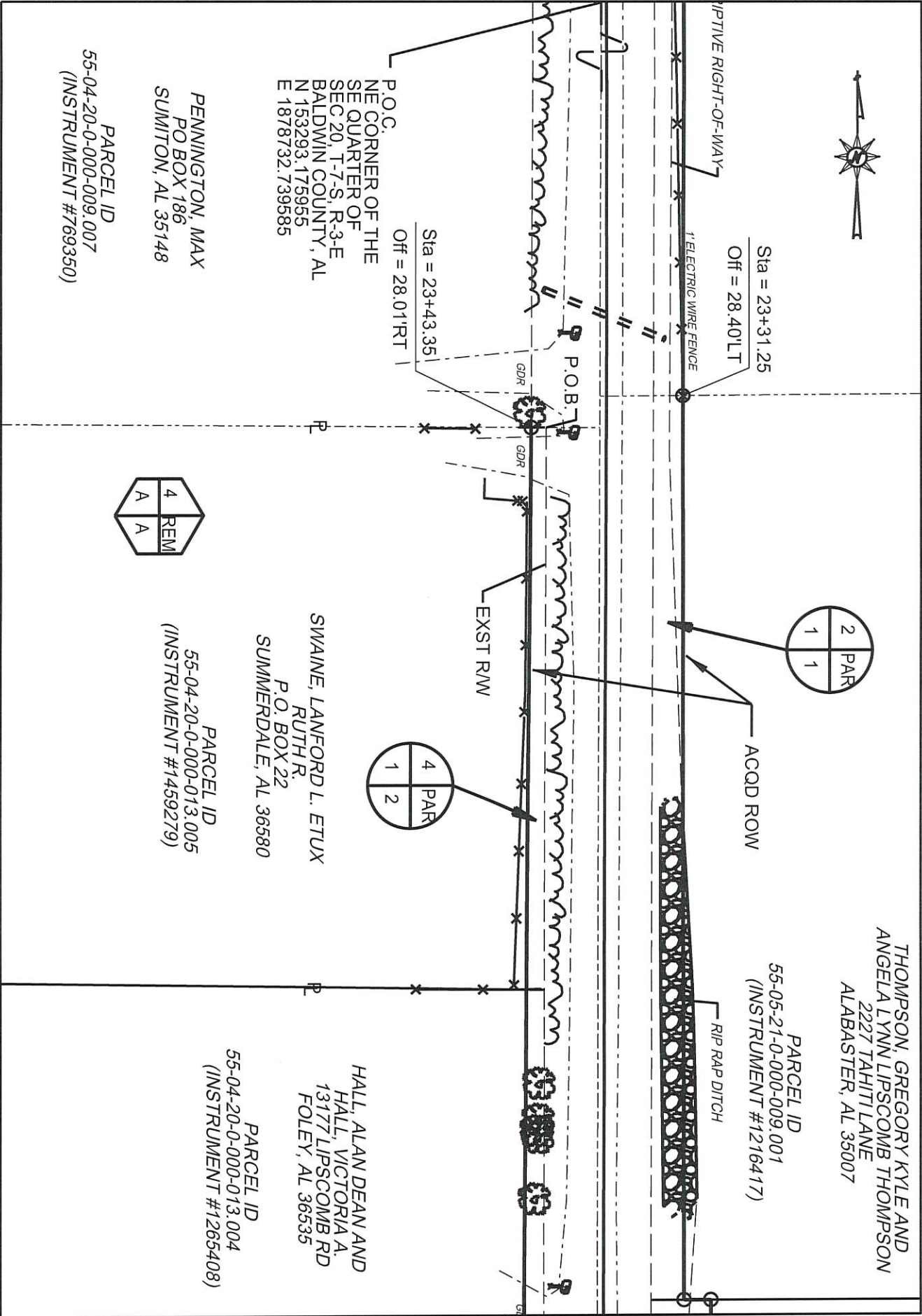
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Given under my hand and official seal this 14 day of August 2020.

Tate Chalfant
NOTARY PUBLIC



My Commission Expires: _____



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 4
OWNER LANFORD & RUTH SWAINE
TOTAL ACREAGE 16.849
R.O.W. REQUIRED 0.115
PRESRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 116.734

PROJECT NO. 0212019
COUNTY BALDWIN
SCALE: 1"=50'
DATE; 07-07-2020
REVISED: N/A
SHEET : 1 OF 2

