

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0212019
Lipscomb Road *TD*
G, D, B & Pave from US 98 to
beginning of pavement
05-55-04-20-0-000-013.001
Tract No. 7

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), Jan Dial and John Dial, wife & husband, 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 7 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 southeast corner of the Southeast Quarter of the Southeast Quarter of Section 20, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence N0°8'01"E along the east line of said Quarter/Quarter a distance of 209.85 feet to a point;

Thence S90°0'00"W leaving the east line of said Quarter/Quarter a distance of 19.92 feet to the grantor's southeast property corner and being Point of Beginning of the property herein to be conveyed;


Thence N88°54'37"W along the grantor's south property line a distance of 8.11 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 8:20 AM
TOTAL \$ 0.00
5 Pages

1850980



Thence N0°9'27"E along the acquired R/W line a distance of 210.18 feet to the grantor's north property line;

Thence S88°54'01"E along the grantor's north property line a distance of 8.01 feet to a point on the grantor's northeast property corner;

Thence S0°7'55"W along the grantor's east property line a distance of 210.20 feet to the Point of Beginning of the property herein conveyed and containing 0.039 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.

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 August, 2020.



Jan Dial



John Dial

GRANTEE'S ADDRESS:

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

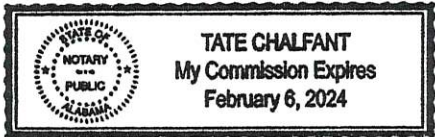
ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Jan Dial and John Dial, 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: _____

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. 7

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 August, 2020.

Jan Dial
Jan Dial
John Dial
John Dial

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Jan Dial and John Dial, 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

My Commission Expires  TATE CHALFANT
My Commission Expires February 6, 2024

LIPSCOMB, GEOFFREY SCOTT AND
LIPSCOMB, TERESA ANN WILLIAMS
14101 OAK ST.
MAGNOLIA SPRINGS, AL 36555

 $35+00$

PARCEL ID
55-05-21-0-000-009.000
(INSTRUMENT #1216419)

ACQD ROW

EDGE OF DIRT RD

EXISTING R/W

$$\begin{array}{r} \text{Sta} = 36+40.55 \\ \hline \text{Off} = 30.00\text{L.T} \end{array}$$

Sta = 36+60.37
 Off = 28.12 LT

THIS IS NOT A
BOUNDARY SURVEY

♀ CONSTRUCTION

S0°09'29"W

~~SECTION 21, TOWNSHIP 7 SOUTH, RANGE 3 EAST
SECTION 21, TOWNSHIP 7 SOUTH, RANGE 3 EAST
SECTION 20, TOWNSHIP 7 SOUTH, RANGE 3 EAST~~

—

EDGE OF DIRT RD

EXISTING R/W

DIAL, JAN
13047 LIPSCOMB RD
FOLEY, AL 36535

PARCEL ID
55-04-20-0-000-013.001
(INSTRUMENT #1297482)

WITHERINGTON, GORDON EDWARD ETUX
ANITA MARIE
PO BOX 11
MAGNOLIA SPRINGS, AL 36555

$$\frac{\text{Sta} = 36+40.62}{\text{Off} = 30.00 \text{ RT}}$$

EXISTING R/W

$$\text{Off} = \frac{\text{Sta} = 36+60.4}{31.88\text{RT}}$$
$$\text{Off} = \frac{36+60.52}{16.88RT}$$

COUNTY OF BALDWIN

TRACT NO.	7
OWNER	JAN DIAL
TOTAL ACREAGE	3.552
R.O.W. REQUIRED	0.039
PRESCRIPTIVE R.O.W.	N/A
T.C.E. REQUIRED	N/A
REMAINDER	3.513

PROJECT NO.	0212019
COUNTY	BALDWIN
SCALE:	1"=50'
DATE;	07-20-2020
REVISED:	N/A
SHEET :	1 OF 1