

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 8/11/2020 1:35 PM
TOTAL \$ 0.00
7 Pages


1849542

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
05-55-08-28-0-000-008.000
05-55-08-28-0-000-009.000
Tract No. 9

**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), George Gerald Lipscomb A/K/A G. Gerald Lipscomb and Janice Lipscomb A/K/A Janice L. 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 Northwest Quarter of the Northwest Quarter of Section 28, Township 7 South, Range 3 East, identified as Tract Number 9 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 northwest corner of the Northwest Quarter of the Northwest Quarter of Section 28, Township 7 South, Range 3 East, in Baldwin County, Alabama (the grantor's northwest property corner) and being Point of Beginning of the property herein to be conveyed;

Thence N89°52'39"E along the grantor's north property line a distance of 30.00 feet to a point on the acquired R/W line;

Thence S0°3'59"W along the acquired R/W line a distance of 1329.93 feet to the grantor's south property line;

Thence S89°55'54"W along the grantor's south property line a distance of 30.00 feet to the grantor's southwest property corner;

GRANTEE'S ADDRESS:

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

Thence N0°3'59"E along the grantor's west property line a distance of 295.00 feet to a point on the existing R/W line of Lipscomb Road;

Thence N90°0'00"E along the existing R/W line of Lipscomb Road a distance of 19.99 feet to a point;

Thence N0°3'58"E along the existing R/W line of Lipscomb Road a distance of 295.00 feet to a point;

Thence S90°0'00"W along the existing R/W line of Lipscomb Road a distance of 20.00 feet to a point on the grantor's west property line;

Thence N0°3'59"E along the grantors west property line a distance of 739.82 feet to the Point of Beginning of the property herein conveyed and containing 0.781 acres, more or less.

****(0.475 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.306 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 10 day of August, 2020.

George Gerald Lipscomb A/K/A G. Gerald Lipscomb
George Gerald Lipscomb A/K/A G. Gerald Lipscomb

Janice Lipscomb A/K/A Janice L Lipscomb
Janice Lipscomb A/K/A Janice L. Lipscomb

ACKNOWLEDGMENT

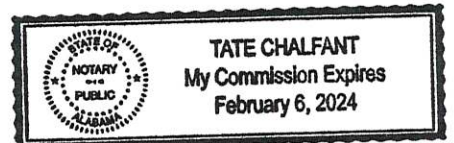
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State,
hereby certify that George Gerald Lipscomb A/K/A G. Gerald Lipscomb and Janice Lipscomb A/K/A
Janice L. 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 10 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. 9

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 10 day of August, 2020.

George Gerald Lipscomb A/K/A G. Gerald Lipscomb
George Gerald Lipscomb A/K/A G. Gerald Lipscomb

Janice Lipscomb A/K/A Janice L. Lipscomb
Janice Lipscomb A/K/A Janice L. Lipscomb

ACKNOWLEDGMENT

STATE OF ALABAMA)

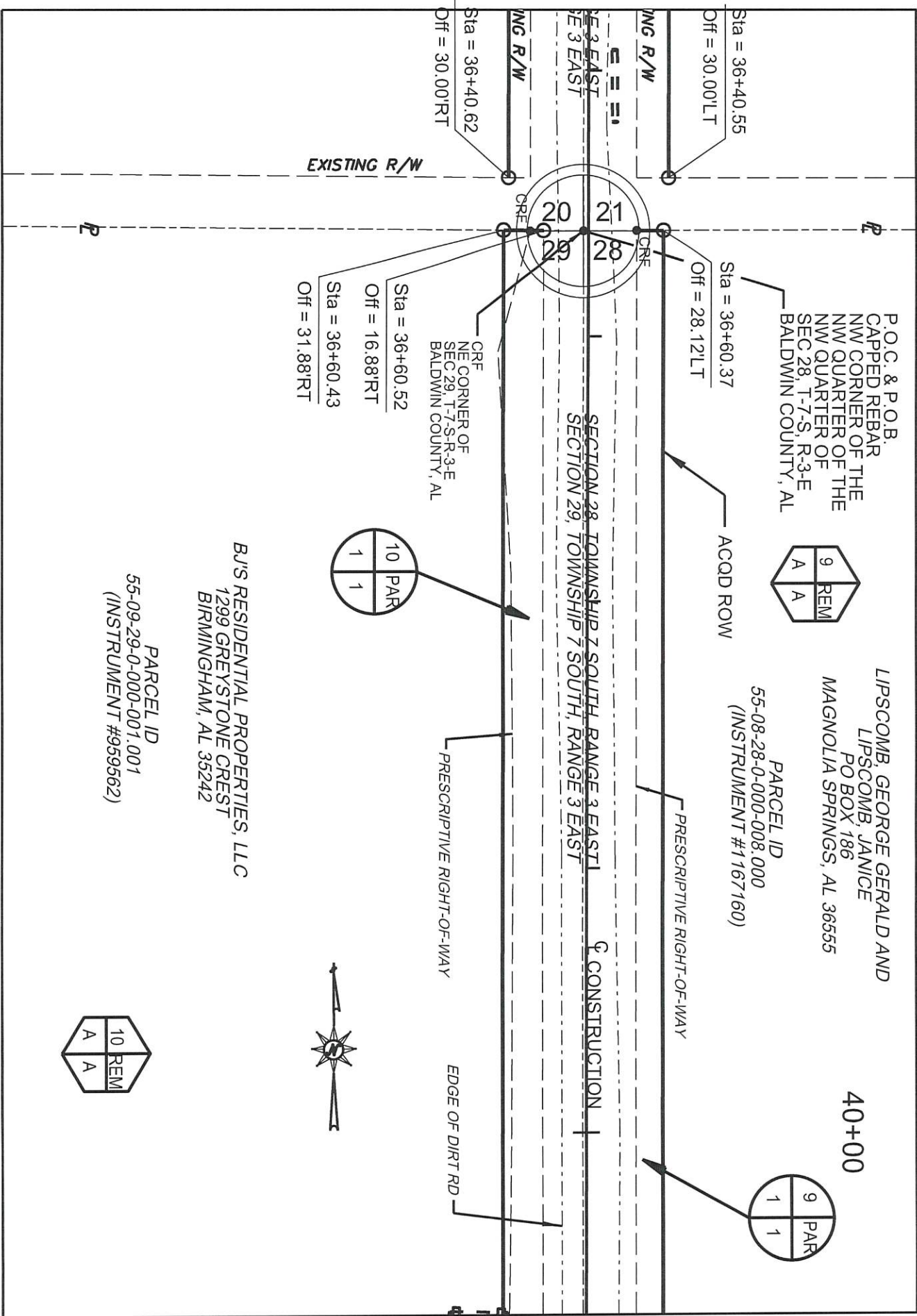
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that George Gerald Lipscomb A/K/A G. Gerald Lipscomb and Janice Lipscomb A/K/A Janice L. 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 10 day of August, 2020.

Tate Chalfant
NOTARY PUBLIC

My Commission Expires 

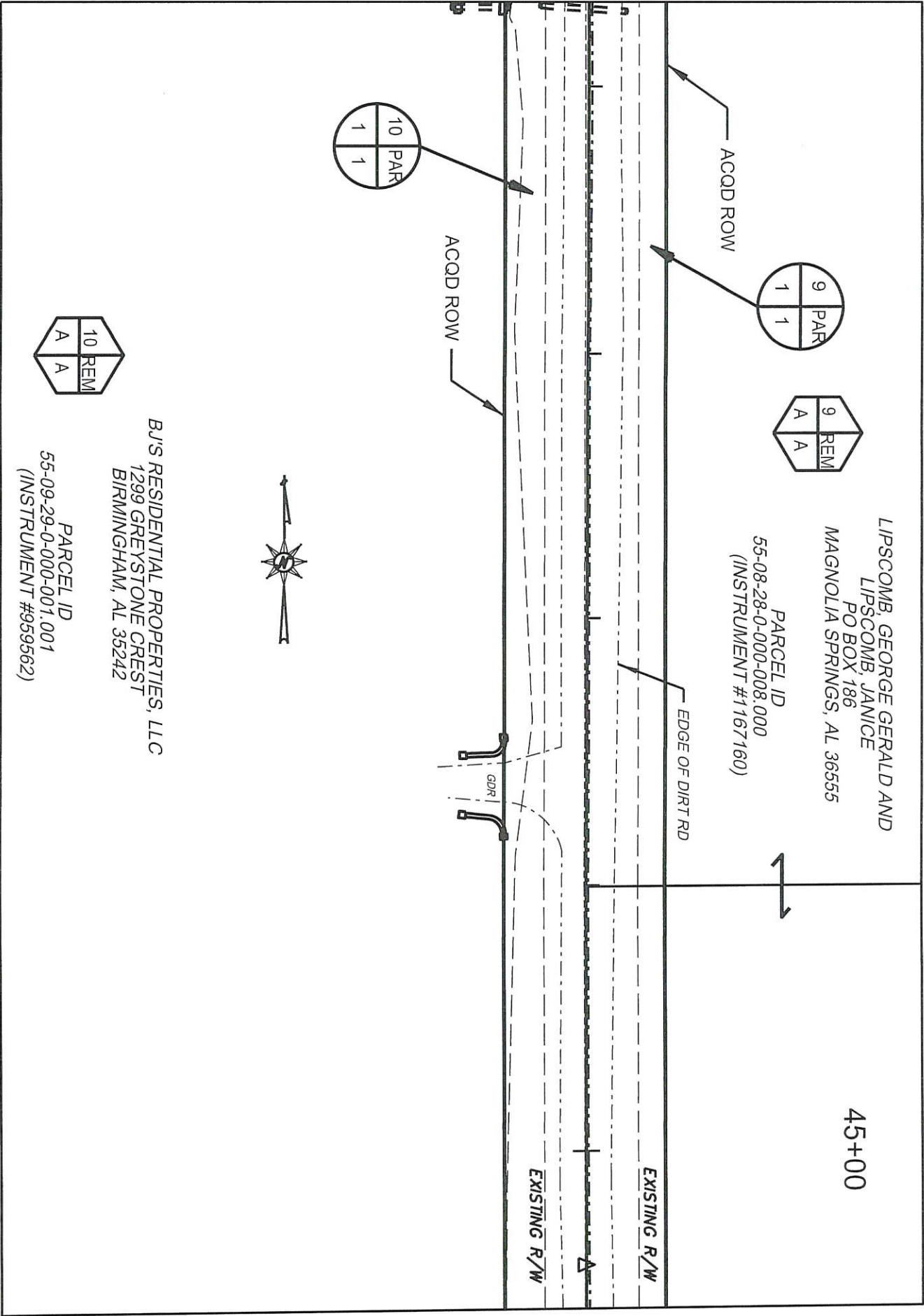


MATCH SHEET 2 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

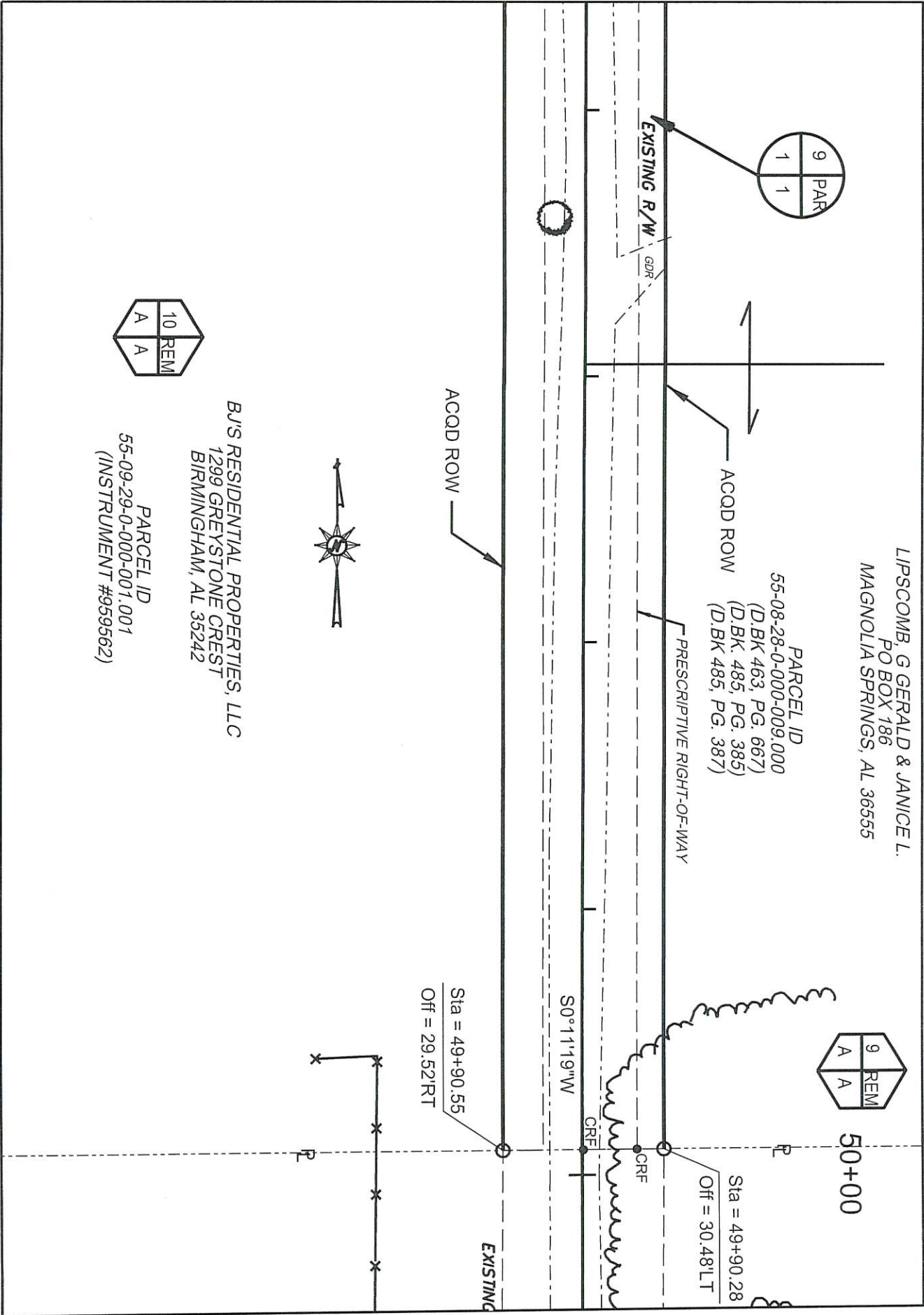
TRACT NO.	9	PROJECT NO.	0212019
OWNER	GEORGE & JANICE LIPSCOMB	COUNTY	BALDWIN
TOTAL ACREAGE	41.181	SCALE:	1"=50'
R.O.W. REQUIRED	0.781	DATE;	07-20-2020
PRESCRIPTIVE R.O.W.	0.475	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 3
REMAINDER	40.400		



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COUNTY OF BALDWIN

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R.O.W. REQUIRED	0.781	DATE;	07-20-2020
PRESCRIPTIVE R.O.W.	0.475	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	2 OF 3
REMAINDER	40.400		



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COUNTY OF BALDWIN

TRACT NO.	9	PROJECT NO.	0212019
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R.O.W. REQUIRED	0.781	DATE;	07-20-2020
PRESCRIPTIVE R.O.W.	0.475	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	3 OF 3
REMAINDER	40.400		