

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 8/20/2020 8:14 AM
TOTAL \$ 0.00
10 Pages

1851628

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



STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0212019 TD
Lipscomb Road
G, D, B & Pave from US 98 to
beginning of pavement
05-55-09-29-0-000-001.001
Tract No. 10

**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), BJ's Residential Properties, LLC, an Alabama limited liability company, 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 Northeast Quarter of the Northeast Quarter of Section 29, Township 7 South, Range 3 East, identified as Tract Number 10 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 northeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence N89°32'00"W leaving the east line of said Quarter/Quarter a distance of 15.00 feet to the grantor's northeast property corner and being Point of Beginning of the property herein to be conveyed;

Thence S0°3'59"W along the grantor's east property line a distance of 1329.96 feet to a point on the exiting R/W line of Lipscomb Road;

Thence S89°55'54"W along the exiting R/W line of Lipscomb Road a distance of 15.00 feet to a point on the acquired R/W line;

GRANTEE'S ADDRESS:

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

Thence N0°3'59"E along the acquired R/W line a distance of 1330.10 feet to the grantor's north property line;

Thence S89°32'00"E along the grantor's north property line a distance of 15.00 feet to the Point of Beginning of the property herein conveyed and containing 0.458 acres, more or less.

****(0.376 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.082 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 18 day of AUGUST, 2020.

BJ's Residential Properties, LLC
an Alabama Limited Liability Company

 8-18-20
By: B. J. Blanchard
Its: Manager

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF BALDWIN

I, _____, a Notary Public in and for said County, in said State, hereby certify that B. J. Blanchard whose name as Manager of the BJ Residential Properties, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

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

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. 10

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 18 day of August 2020.

BJ's Residential Properties, LLC
an Alabama Limited Liability Company


By: B. J. Blanchard
Its: Manager

ACKNOWLEDGMENT

STATE OF ALABAMA)

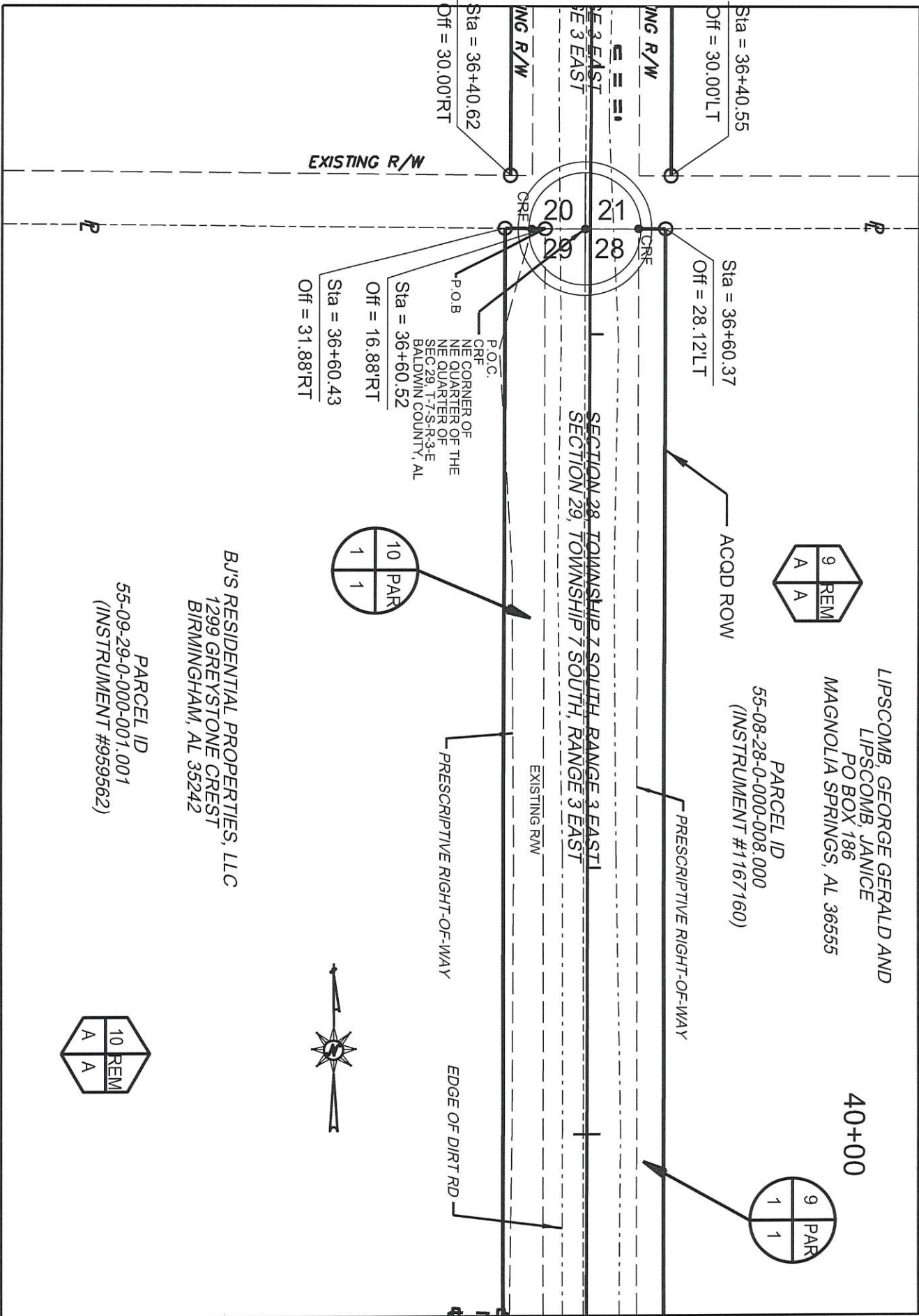
COUNTY OF BALDWIN)

I, _____, a Notary Public in and for said County, in said State, hereby certify that B. J. Blanchard whose name as Manager of the BJ Residential Properties, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

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

NOTARY PUBLIC

My Commission Expires: _____



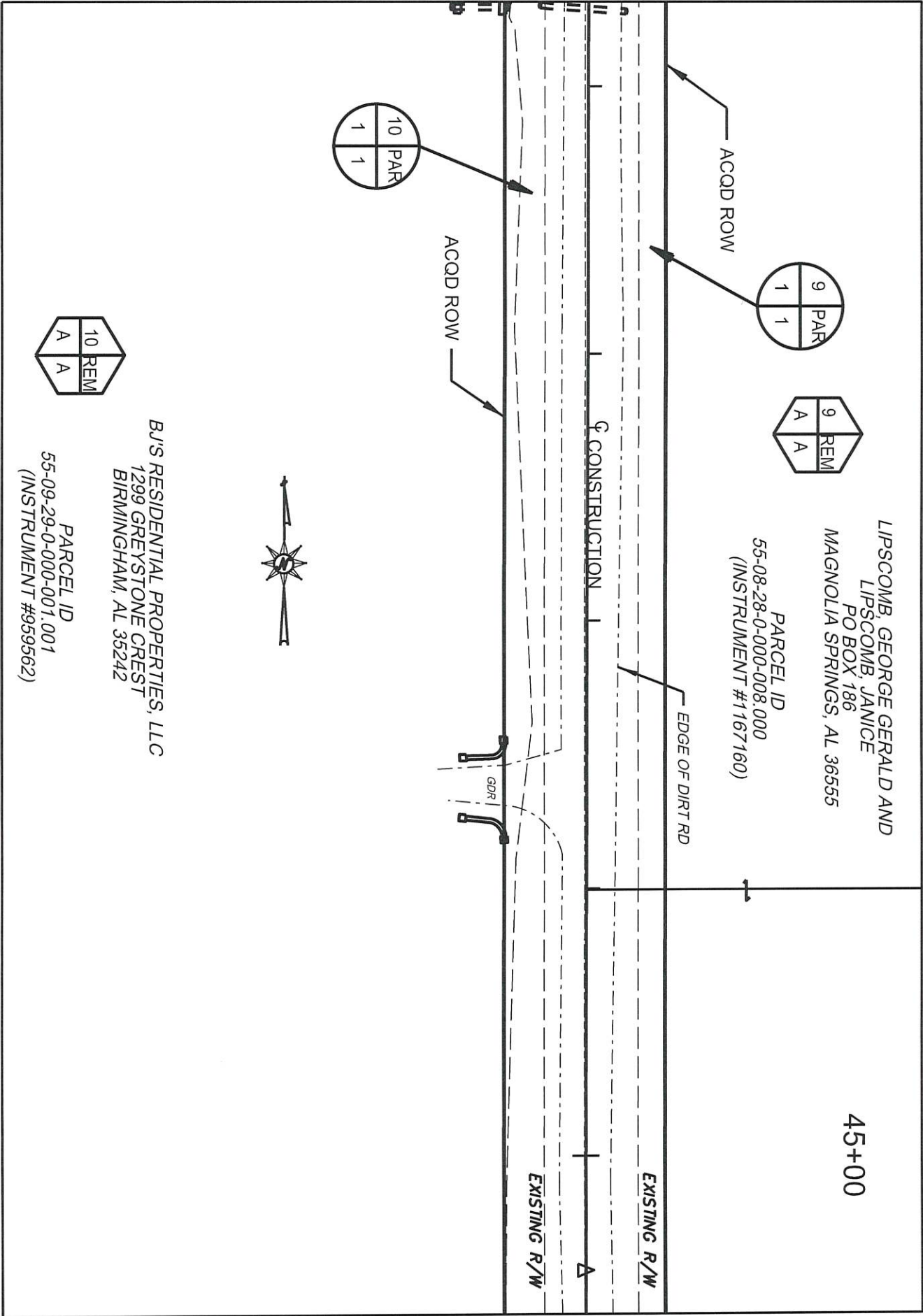
MATCH SHEET 2 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 10
OWNER BJ'S RESIDENTIAL PROPERTIES, LLC
TOTAL ACREAGE 78.256
R.O.W. REQUIRED 0.458
PRESCRIPTIVE R.O.W. 0.376
T.C.E. REQUIRED N/A
REMAINDER 77.798

PROJECT NO. 0212019
COUNTY BALDWIN
SCALE: 1"=50'
DATE: 07-20-2020
REVISED: N/A
SHEET : 1 OF 3



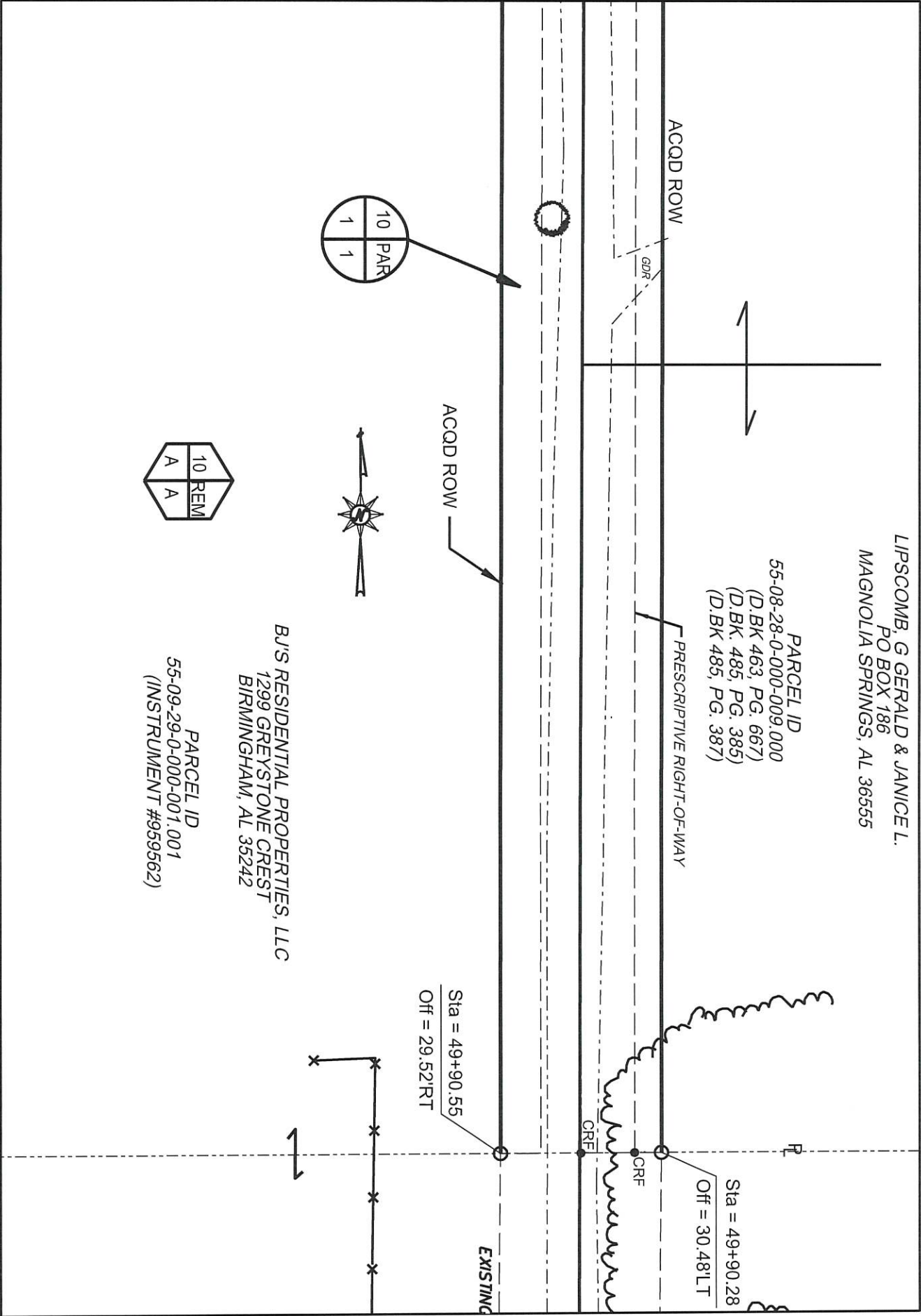
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COUNTY BALDWIN
SCALE: 1"=50'
DATE: 07-20-2020
REVISED: N/A
SHEET : 2 OF 3

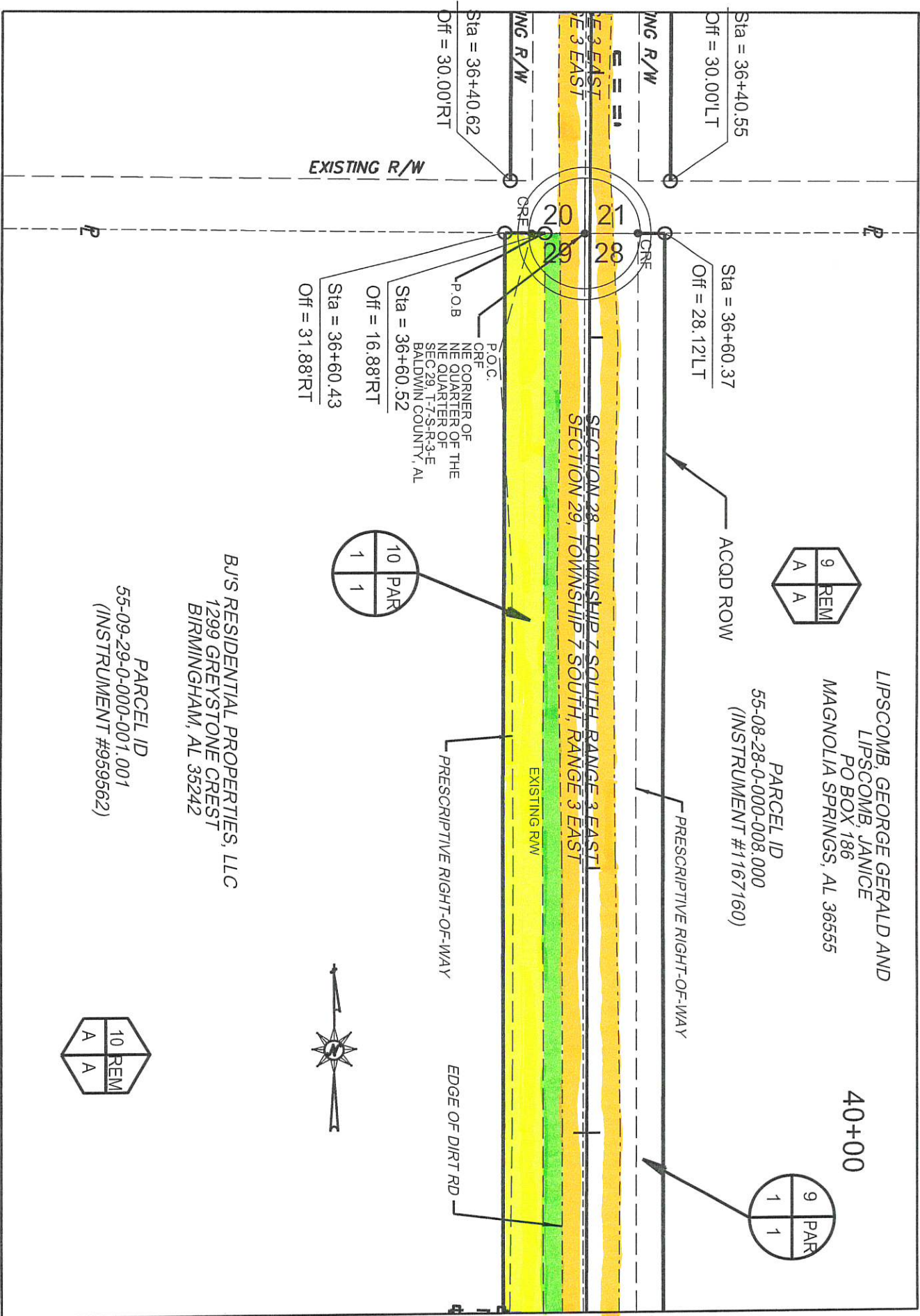
MATCH SHEET 2 OF 3



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COUNTY OF BALDWIN

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PRESCRIPTIVE R.O.W.	0.376	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	3 OF 3
REMAINDER	77.798		



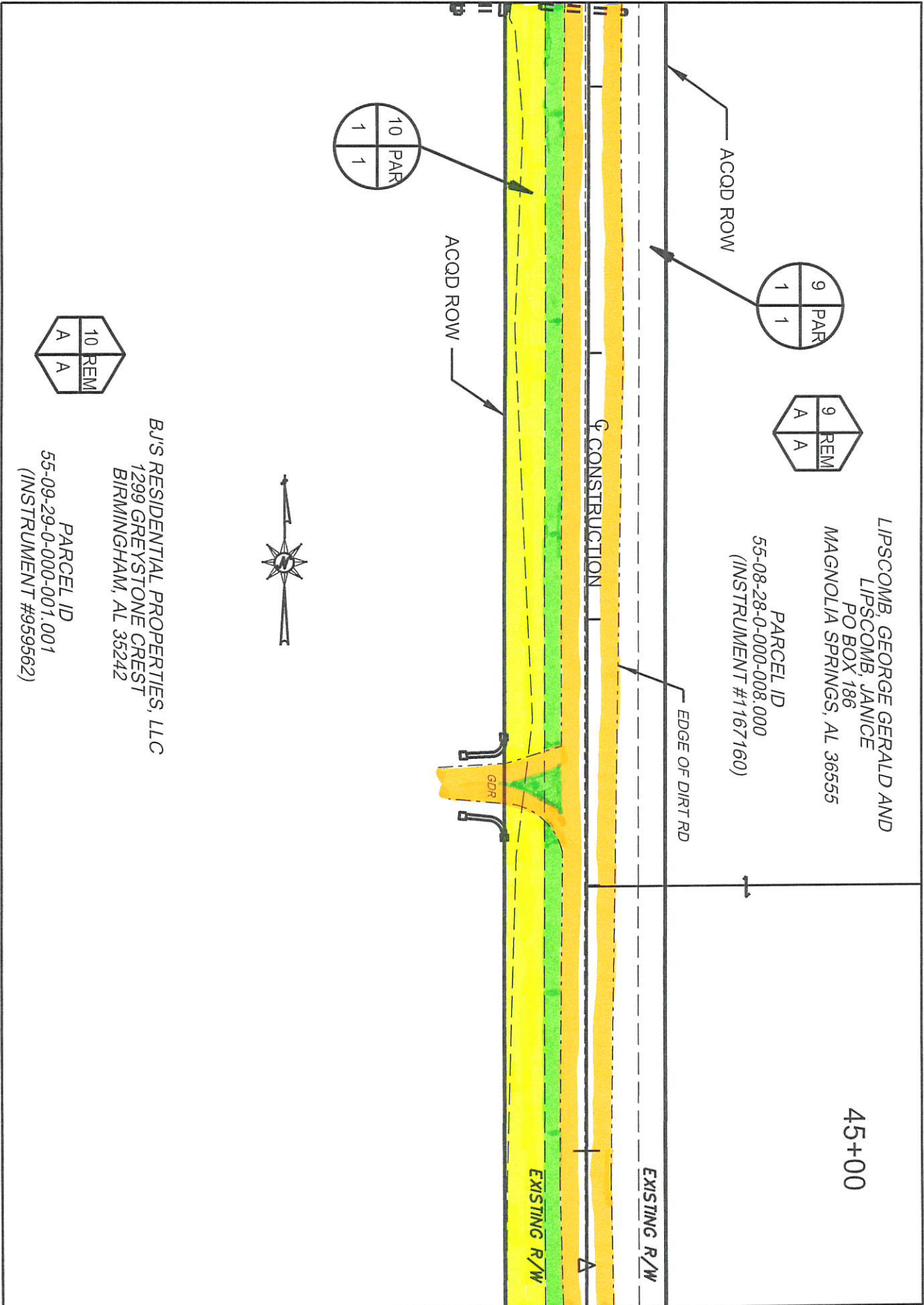
MATCH SHEET 2 OF 3

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COUNTY BALDWIN
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REVISED: N/A
SHEET : 1 OF 3

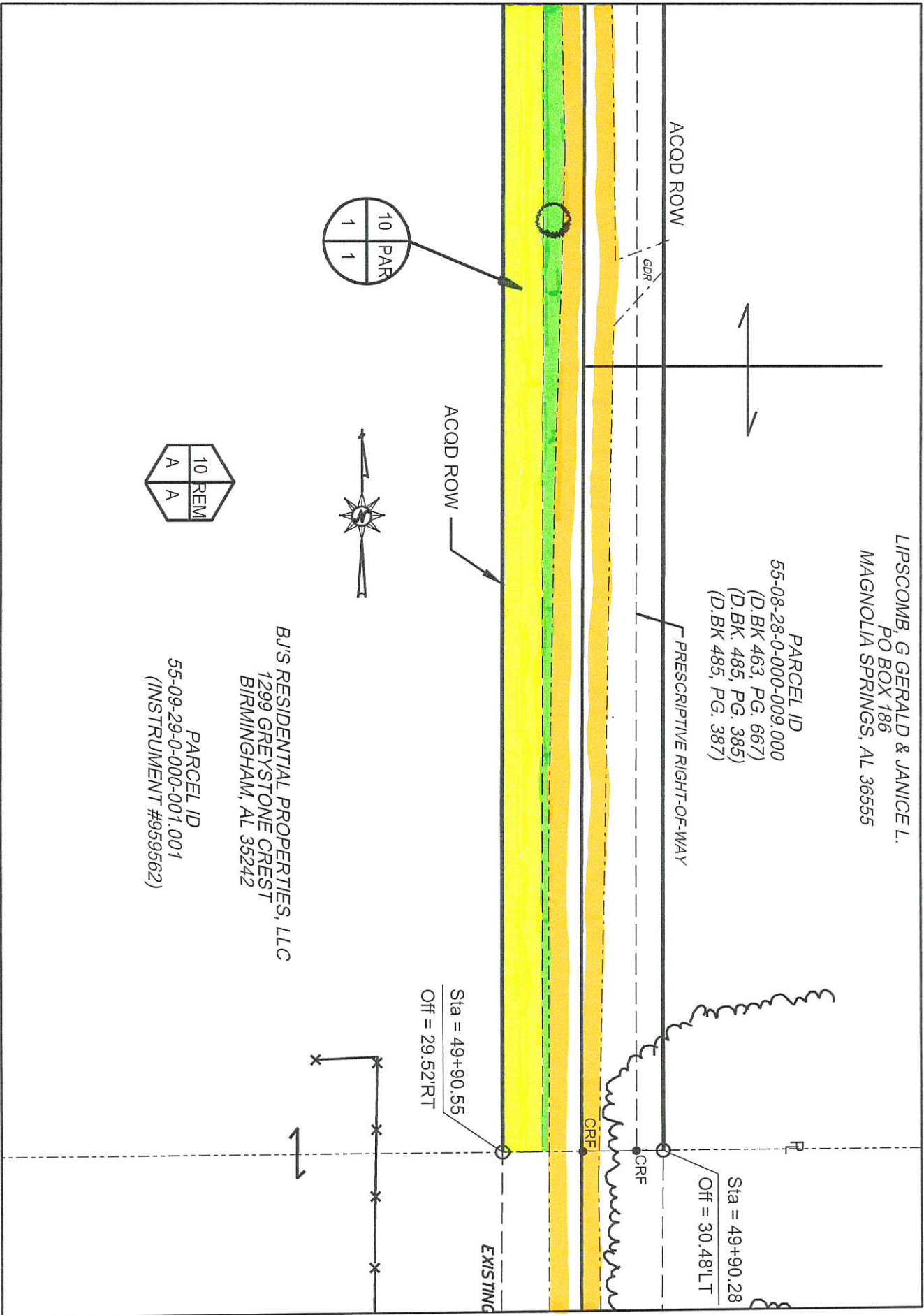


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T.C.E. REQUIRED	N/A	SHEET :	2 OF 3
REMAINDER	77.798		

MATCH SHEET 2 OF 3



LIPSCOMB, G GERALD & JANICE L.
PO BOX 186
MAGNOLIA SPRINGS, AL 36555

PARCEL ID
55-08-28-0-000-009,000
(D.BK 463, PG. 667)
(D.BK 485, PG. 385)
(D.BK 485, PG. 387)

BJ'S RESIDENTIAL PROPERTIES, LLC
1299 GREYSTONE CREST
BIRMINGHAM, AL 35242

PARCEL ID
55-09-29-0-000-001,001
(INSTRUMENT #959562)

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