

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 7/7/2020 3:09 PM
TOTAL \$ 0.00
6 Pages

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



STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0203816

Pate Road

G, D, B & Pave from CR 62 to EOM

05-41-06-24-0-000-006.001

Tract No. 7

ms

**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), Nathan L. Helton, Jr., and Susan L. Helton, 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 Southwest Quarter of Section 24, Township 5 South, Range 4 East, identified as Tract Number 7 on Pate Road, Project No. 0203816 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the purported southeast corner of the Northwest Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 4 East, in Baldwin County, Alabama (the grantor's southeast property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence N89°59'27"W along the grantor's south property line a distance of 1315.51 feet to the grantor's southwest property corner;

Thence N0°6'20"E along the grantor's west property line a distance of 48.52 feet to the grantor's property corner;

Thence N90°0'00"E along the acquired R/W line a distance of 1316.18 feet to the grantor's east property line;

GRANTEE'S ADDRESS:

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

Thence S0°58'36"W along the grantor's east property line a distance of 48.76 feet to the Point of Beginning of the property herein conveyed and containing 1.470 acres, more or less.

****(0.635 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.835 acres is being acquired from the Grantor.)**

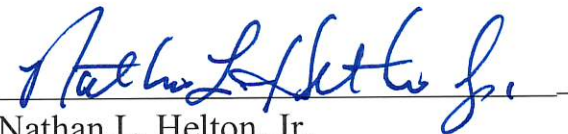
And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 3 day of June, 2020.


Nathan L. Helton, Jr.


Susan L. Helton

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

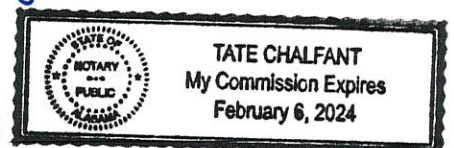
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Nathan L. Helton, Jr., and Susan L. Helton, 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 3 day of June, 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

Pate Road
From County Road 62 North to EOM
Project No. 0203816
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 3 day of June, 2020.

Nathan L. Helton, Jr.
Nathan L. Helton, Jr.

Susan L. Helton
Susan L. Helton

ACKNOWLEDGMENT

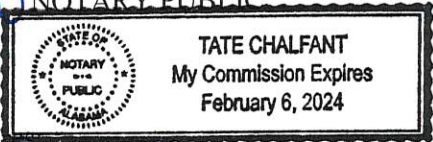
STATE OF ALABAMA)

COUNTY OF BALDWIN)

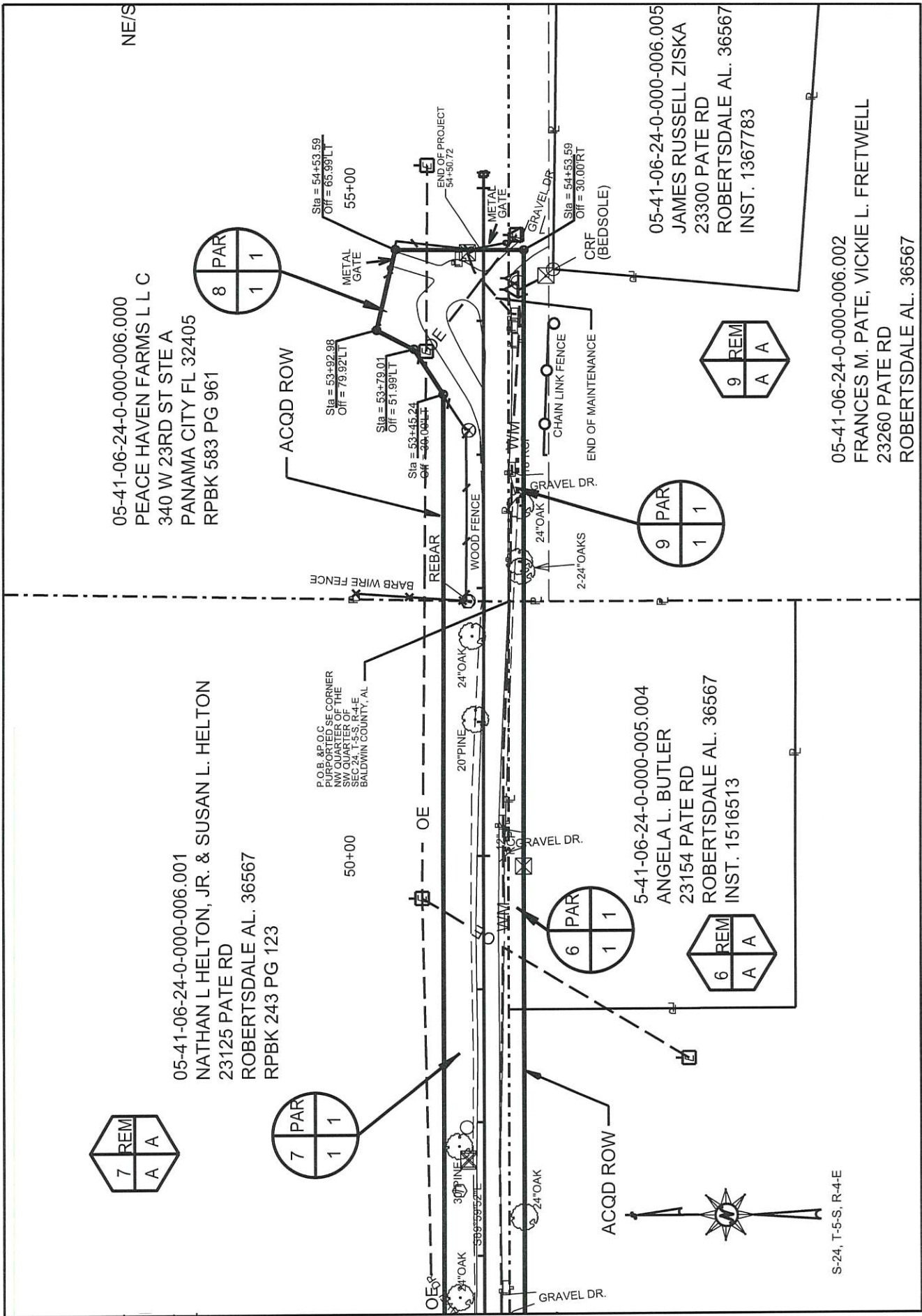
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Given under my hand and official seal this 3 day of June 2020.

Tate Chalfant
NOTARY PUBLIC



My Commission Expires _____



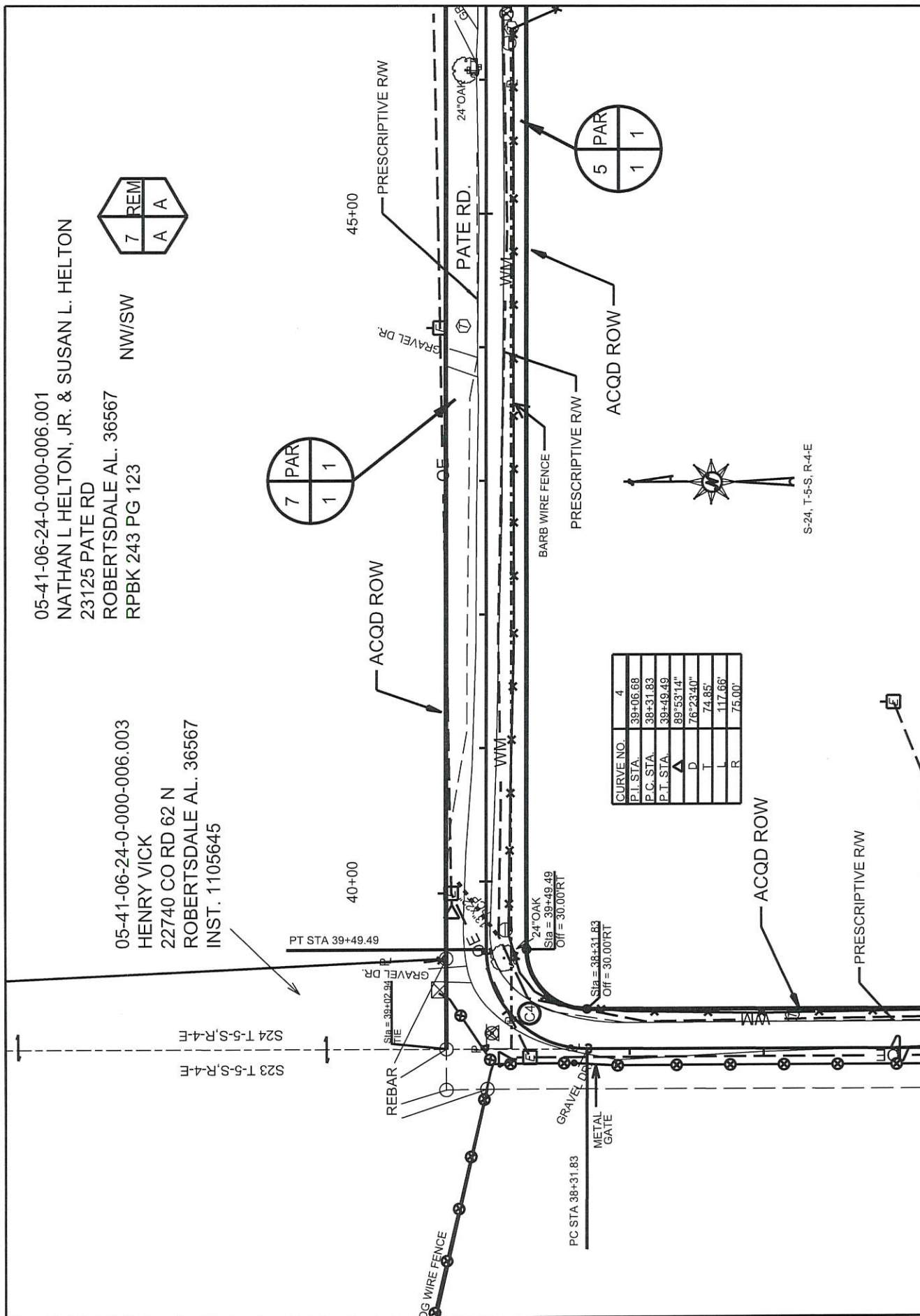
MATCH SHEET 2 OF 2

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 7
OWNER NATHAN L. HELTON, JR. & SUSAN L. HELTON
TOTAL ACREAGE 36.304
R.O.W. REQUIRED 1.470
PRESCRIPTIVE R.O.W. 0.635
T.C.E. REQUIRED N/A
REMAINDER 34.834

PROJECT NO. 0203816
COUNTY BALDWIN
SCALE: 1"=100'
DATE: 05-18-2020
REVISED: N/A
SHEET : 1 OF 2



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

| | |
|---------------------|--------------------------------------|
| TRACT NO. | 7 |
| OWNER | NATHAN L HELTON, JR & SUSAN L HELTON |
| TOTAL ACREAGE | 36.304 |
| R.O.W. REQUIRED | 1.470 |
| PRESCRIPTIVE R.O.W. | 0.635 |
| T.C.E. REQUIRED | N/A |
| REMAINDER | 34.834 |

| | |
|-------------|------------|
| PROJECT NO. | 0203816 |
| COUNTY | BALDWIN |
| SCALE: | 1"=100' |
| DATE; | 05-18-2020 |
| REVISED: | N/A |
| SHEET : | 2 OF 2 |