

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 12/31/2019 1:08 PM  
TOTAL \$ 0.00  
7 Pages

1803385

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



STATE OF ALABAMA )

COUNTY OF BALDWIN )


Project No. 0220919

Sonnie Lynn Lane

AFM from EOM North 0.57 Miles

05-40-09-30-0-000-011.000

Tract No. 3

(Deed 1 of 2) 

**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, the undersigned Grantor(s), H. Leslie Taylor Properties, LTD, an Alabama Limited Partnership, owner of a 50% interest, has 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 Southwest Quarter of the Southeast Quarter of Section 30, Township 5 South, Range 5 East, identified as Tract Number 3 on Sonnie Lynn Lane, Project No. 0220919 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the purported southwest corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 5 South, Range 5 East, in Baldwin County, Alabama (the grantor's southwest property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the grantor's west property line a distance of 1334 feet, more or less, to the grantor's northwest property corner;

Thence run easterly along the grantor's north property line a distance of 28 feet, more or less, to a point on the acquired R/W line;

GRANTEE'S ADDRESS:

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

Thence run southerly along the acquired R/W line a distance of 1334 feet, more or less, to a point on the grantor's south property line;

Thence run westerly along the grantor's south property line a distance of 25 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.815 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**, the Grantors, for itself, its successors and assigns, hereby covenant to and with Baldwin County, Alabama, that it is lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that it has 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 it 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 itself for this conveyance.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal on this the 30 day of Dec., 2019.

H. Leslie Taylor Properties, LTD, an  
Alabama Limited Partnership

By: HLT, Inc., an Alabama  
Corporation, General Partner

By: W. Leslie Macon  
W. Leslie Macon, President

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

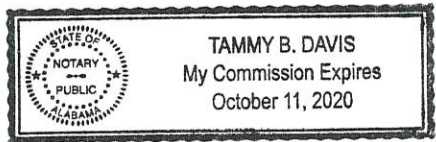
STATE OF Alabama )  
COUNTY OF Baldwin )

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that, W. Leslie Macon, whose name as President of HLT, Inc., General Partner of H. Leslie Taylor Properties, LTD, an Alabama Limited Partnership, 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 instrument, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2019.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



GRANTEE'S ADDRESS:

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

**WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION  
AND RIGHT-OF-ENTRY**

Sonnie Lynn Lane  
AFM from EOM North 0.57 Miles  
Project No. 0220919  
Baldwin County, Alabama  
Tract 3  
(Waiver 1 of 2)

I (We) the undersigned property owner(s) do 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, I (we) have hereunto set my (our) hand(s) and seal(s) on this the 30 day of December, 2019.

H. Leslie Taylor Properties, LTD an  
Alabama Limited Partnership

By: HLT, Inc., an Alabama  
Corporation, General Partner

By: W. Leslie Macon  
W. Leslie Macon, President

**ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, Tammy B. Davis, a Notary Public, in and for said County in said State, hereby certify that, W. Leslie Macon, whose name as President of HLT, Inc., General Partner of H. Leslie Taylor Properties, LTD, an Alabama Limited Partnership, 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 instrument, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

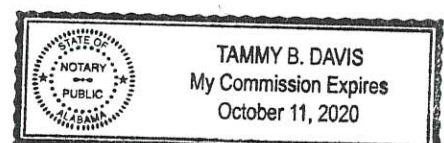
Given under my hand and official seal this 30 day of December, 2019.

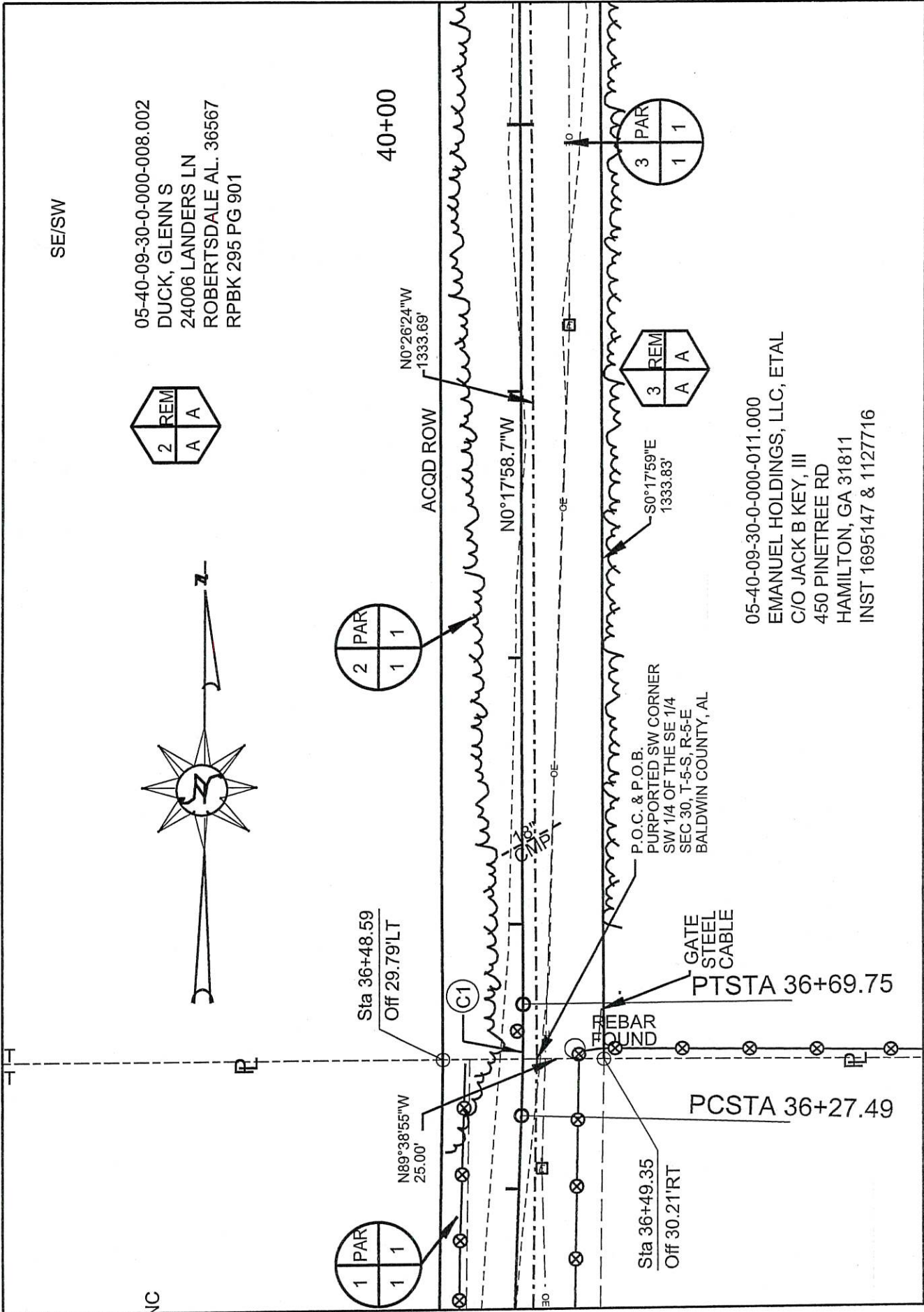
Tammy B. Davis  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

GRANTEE'S MAILING ADDRESS:

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



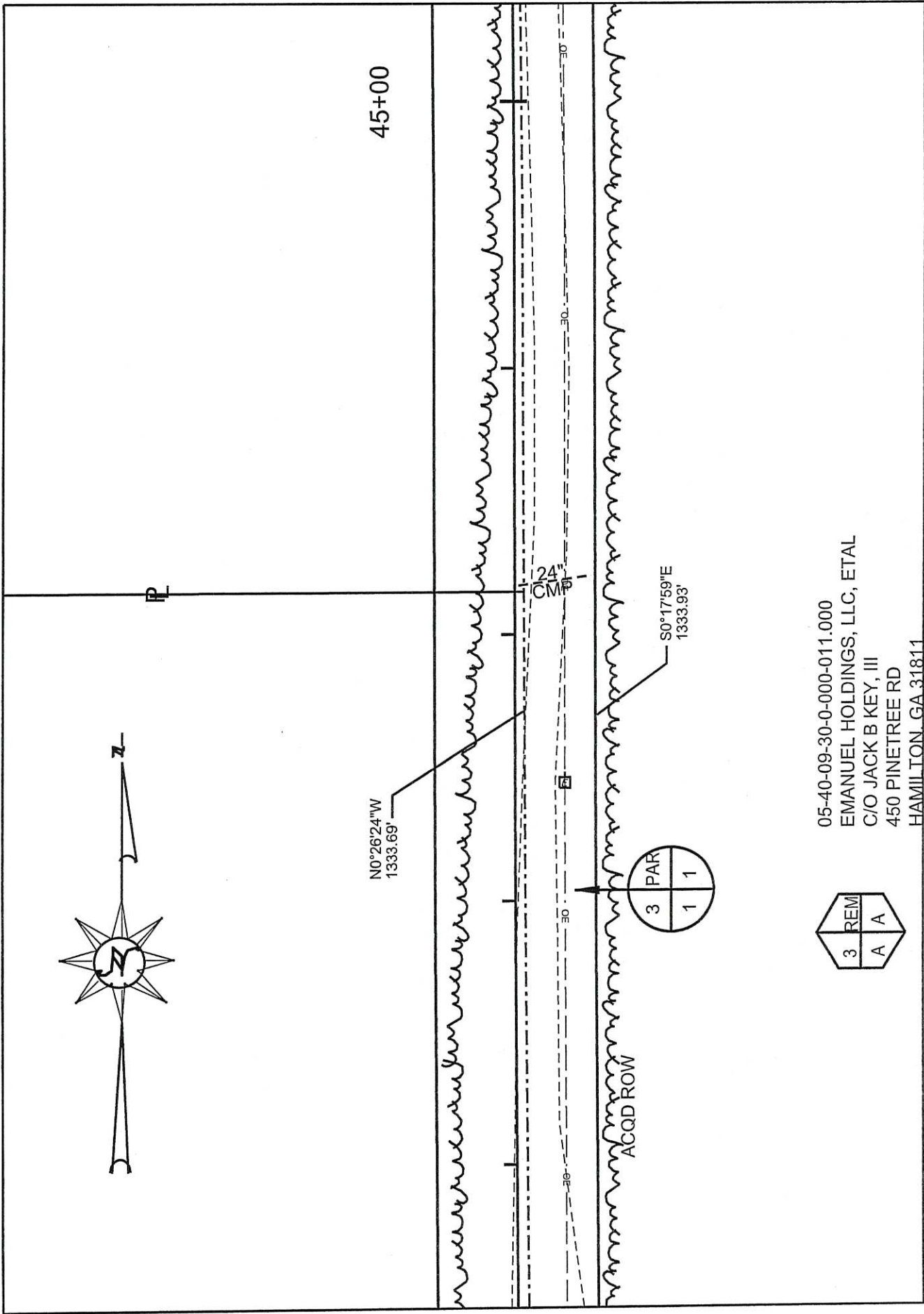


THIS IS NOT A  
BOUNDARY SURVEY

## COUNTY OF BALDWIN

TRACT NO.	3
OWNER	EMANUEL HOLDINGS, LLC, ETAL C/O JACK B KEY
TOTAL ACREAGE	40.402
R.O.W. REQUIRED	0.815
PRESCRIPTIVE R.O.W.	N/A
T.C.E. REQUIRED	N/A
REMAINDER	39.587

PROJECT NO. 0220919  
COUNTY BALDWIN  
SCALE: 1"=50'  
DATE; 12-04-2019  
REVISED: N/A  
SHEET : 1 OF 3



05-40-09-30-0-000-011.000  
EMANUEL HOLDINGS, LLC, ETAL  
C/O JACK B KEY, III  
450 PINETREE RD  
HAMILTON, GA 31811

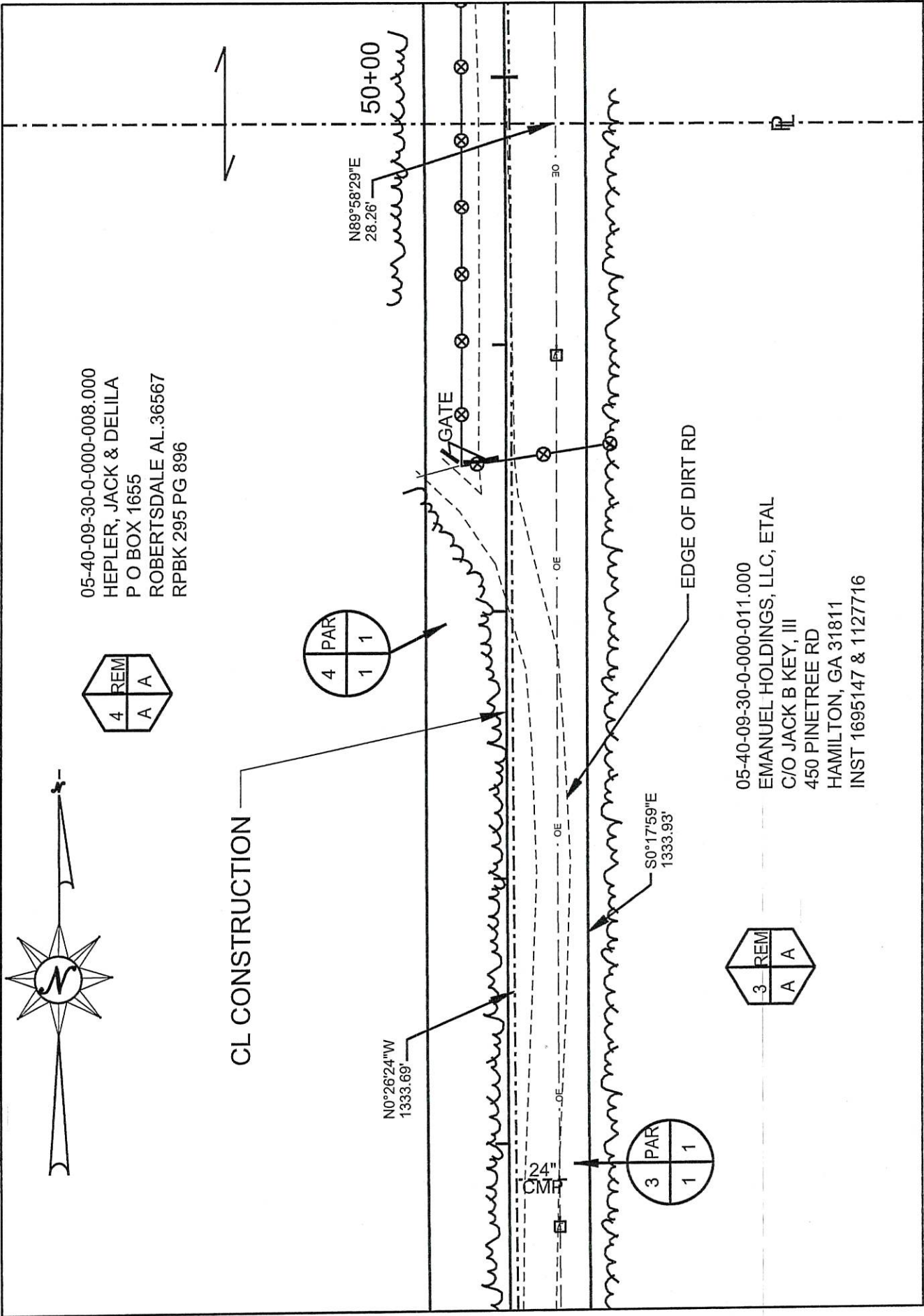


THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 3  
OWNER EMANUEL HOLDINGS, LLC, ETAL, C/O JACK B KEY  
TOTAL ACREAGE 40.402  
R.O.W. REQUIRED 0.815  
PRESCRIPTIVE R.O.W. N/A  
T.C.E. REQUIRED N/A  
REMAINDER 39.587

PROJECT NO. 0220919  
COUNTY BALDWIN  
SCALE: 1"=50'  
DATE: 12-04-2019  
REVISED: N/A  
SHEET: 2 OF 3



MATCH SHEET 2 OF 3

COUNTY OF BALDWIN

TRACT NO. 3  
OWNER EMMANUEL HOLDINGS, LLC ETAL C/O JACK B KEY  
TOTAL ACREAGE 40.402  
R.O.W. REQUIRED 0.815  
PRESCRIPTIVE R.O.W. N/A  
T.C.E. REQUIRED N/A  
REMAINDER 39.587

PROJECT NO. 0220919  
COUNTY BALDWIN  
SCALE: 1"=50'  
DATE: 12-04-2019  
REVISED: N/A  
SHEET: 3 OF 3

## REAL PROPERTY ASSESSMENT - BALDWIN COUNTY

Teddy Faust, Revenue Commissioner  
P.O. Box 1389  
Bay Minette, Alabama 36507  
Phone (251)937-0245

Name H LESLIE TAYLOR PROPERTIES LTD (50% INT) Request 1629027  
Address C/O PDS COMPANIES Year 2021  
P O BOX 13519

Prop Add ARLINGTON TX 76094 5

Parcel 40-09-30-0-000-011.000 Acct 348077  
Legal 40 AC(C) SW1/4 OF SE1/4 SEC 30-T5S-R5E (WD) PPIN 34199

Deed Book Page 1803385 IN  
Notes ROW

Routing: Mapping (X) Appraisal ( ) Assessor (X) Personal ( ) Collector ( )  
Date Entered: 12 / 31 / 2019 by: BHENDERS

I certify under oath and subject to the penalties provided by law that:

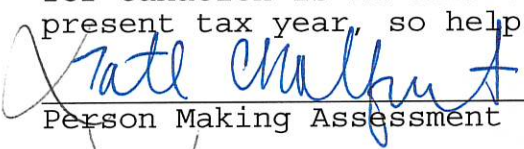
\_\_\_\_ I am the owner and occupant of the property in which I make this Homestead Exemption Claim.

\_\_\_\_ I am over 65 or disabled with an annual income Fed \_\_\_\_\_

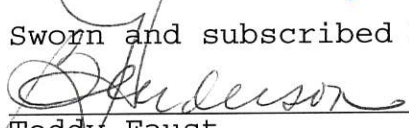
\_\_\_\_ Owner occupied does not rent (second home) AL \_\_\_\_\_

\_\_\_\_ Other \_\_\_\_\_

Oath to be administered to taxpayer. I do solemnly swear or affirm that the foregoing property returned by me for taxation is in this county, the first of October of the present tax year, so help me God.

  
\_\_\_\_\_  
Person Making Assessment

Sworn and subscribed before me this 12/31, 2019

  
\_\_\_\_\_  
Teddy Faust  
Revenue Commissioner

\*\*\* PROPERTY TAXES IN THE PREVIOUS OR CURRENT OWNERS NAME IS YOUR RESPONSIBILITY, EVEN IF A TAX BILL IS NOT RECEIVED ! \*\*\*