


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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0204316 

Norris Lane

G, D, B & Pave from Beasley Road to
CR 24 aka Underwood Road

05-55-05-22-0-000-003.000

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), Jesse D. Rhodes, a widower, being the surviving grantee of that certain deed dated April 15, 2005 and recorded in Instrument No. 886094. The other grantee, Joann Rhodes having died on July 26, 2014, 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 Northwest Quarter of Section 22, Township 7 South, Range 3 East, identified as Tract Number 10 on Norris Lane, Project No. 0204316 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a set mag nail with washer at the southeast corner of the Northwest Quarter of Section 22, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence N0°11'28"E along the east line of said Quarter a distance of 1325.53 feet to a point;

Thence S89°54'02"W leaving the east line of said Quarter a distance of 15.00 feet to the grantor's southeast property corner and being Point of Beginning of the property herein to be conveyed;

Thence S89°54'02"W along the grantor's south property line 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

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 9/23/2020 8:25 AM
TOTAL \$ 0.00
7 Pages

1858412



Thence N0°11'28"E along the acquired R/W line a distance of 1305.51 feet to a point on the grantor's north property line;

Thence N89°51'15"E along the grantor's north property line a distance of 15.00 feet to the grantor's northeast property corner;

Thence S0°11'28"W along the grantor's east property line a distance of 1305.52 feet to the Point of Beginning of the property herein conveyed and containing 0.450 acres, more or less.

. **(0.030 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.420 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 9 day of Sept, 2020.


Jesse D. Rhodes

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

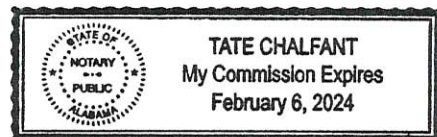
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Jesse D. Rhodes, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of September, 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

Norris Lane
Beasley Road to County Road 24
Project No. 0204316
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 9 day of Sept, 2020.

Jesse D. Rhodes
Jesse D. Rhodes

ACKNOWLEDGMENT

STATE OF ALABAMA)

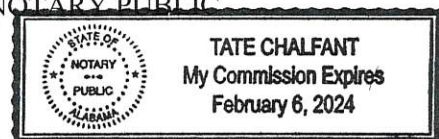
COUNTY OF BALDWIN)

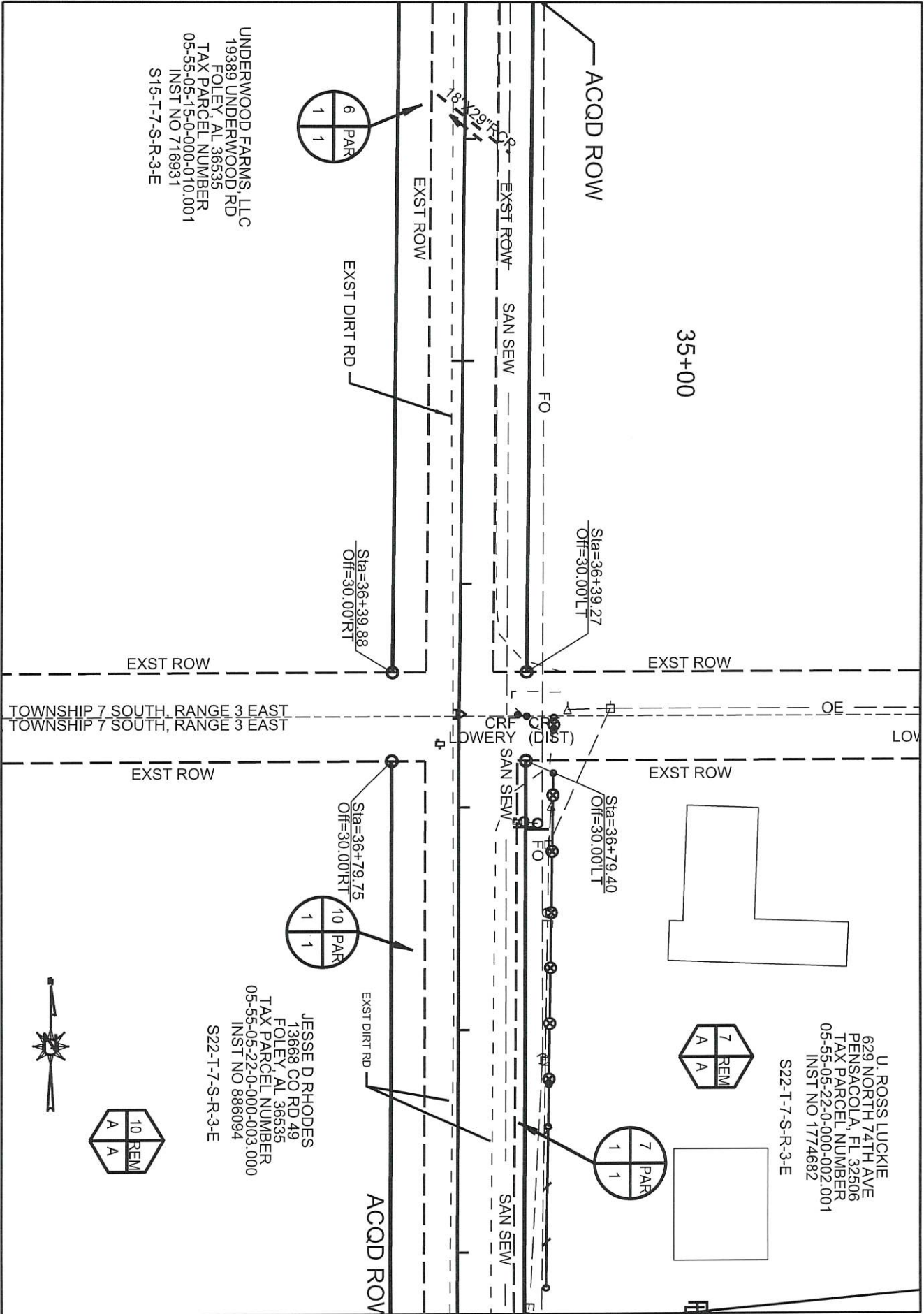
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Given under my hand and official seal this 9 day of September 2020.

Tate Chalfant
NOTARY PUBLIC

My Commission Expires:





UNDERWOOD FARMS, LLC
19389 UNDERWOOD RD
FOLEY, AL 36535
TAX PARCEL NUMBER
05-55-05-15-0-000-010.001
INST NO 716931
S15-T-7-S-R-3-E

JESSE D RHODES
13668 CO RD 49
FOLEY, AL 36535
TAX PARCEL NUMBER
05-55-05-22-0-000-003.000
INST NO 886094
S22-T-7-S-R-3-E

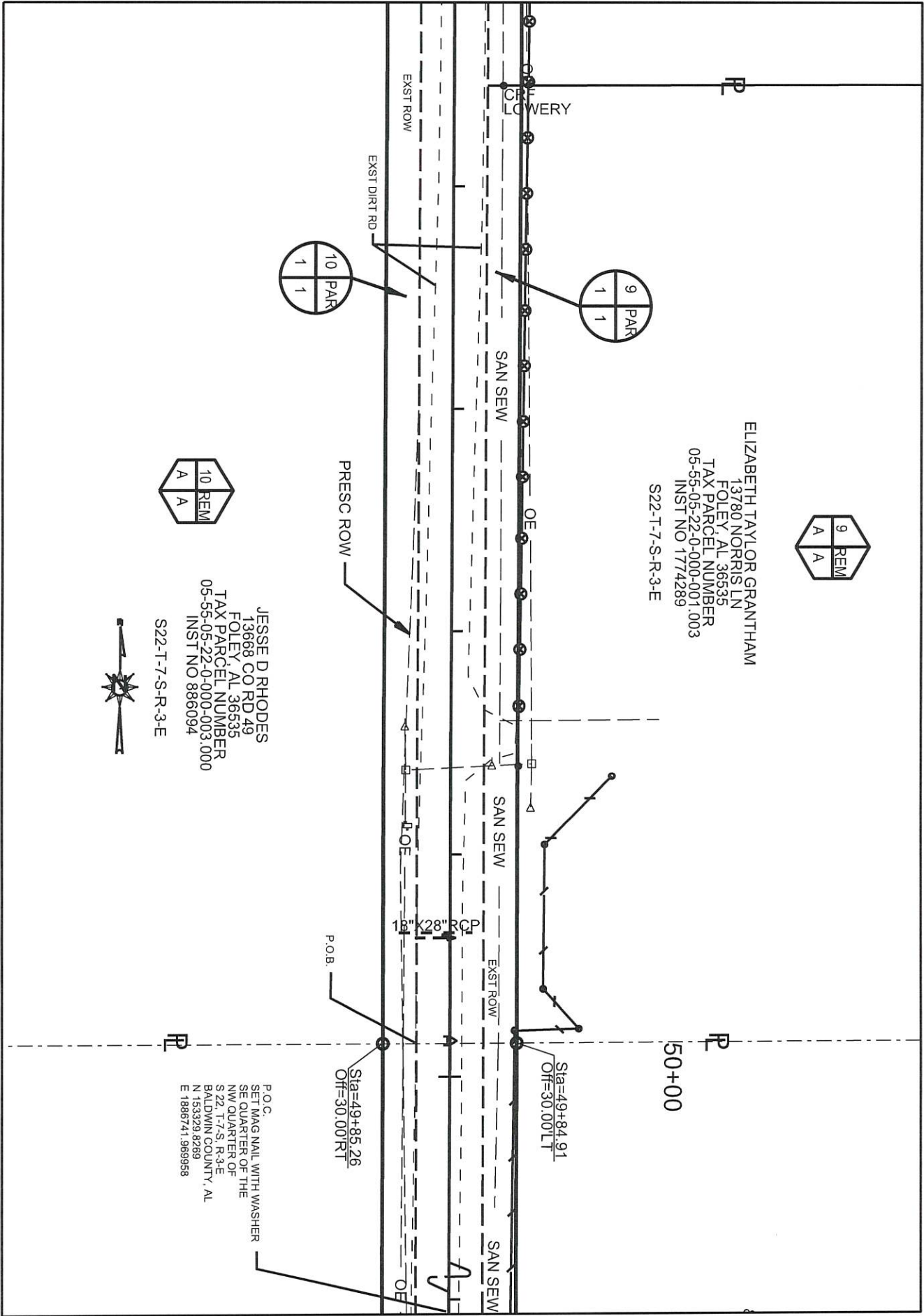
U. ROSS LUCKIE
629 NORTH 74TH AVE
PENSACOLA, FL 32506
TAX PARCEL NUMBER
05-55-05-22-0-000-002.001
INST NO 1774682
S22-T-7-S-R-3-E

MATCH SHEET 2 OF 3

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	10	PROJECT NO.	0204316
OWNER	JESSE D RHODES	COUNTY	BALDWIN
TOTAL ACREAGE	78.324	SCALE:	1"=60'
R.O.W. REQUIRED	0.450	DATE;	07-01-2020
PRESCRIPTIVE R.O.W.	0.030	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	3 OF 3
REMAINDER	77.874		

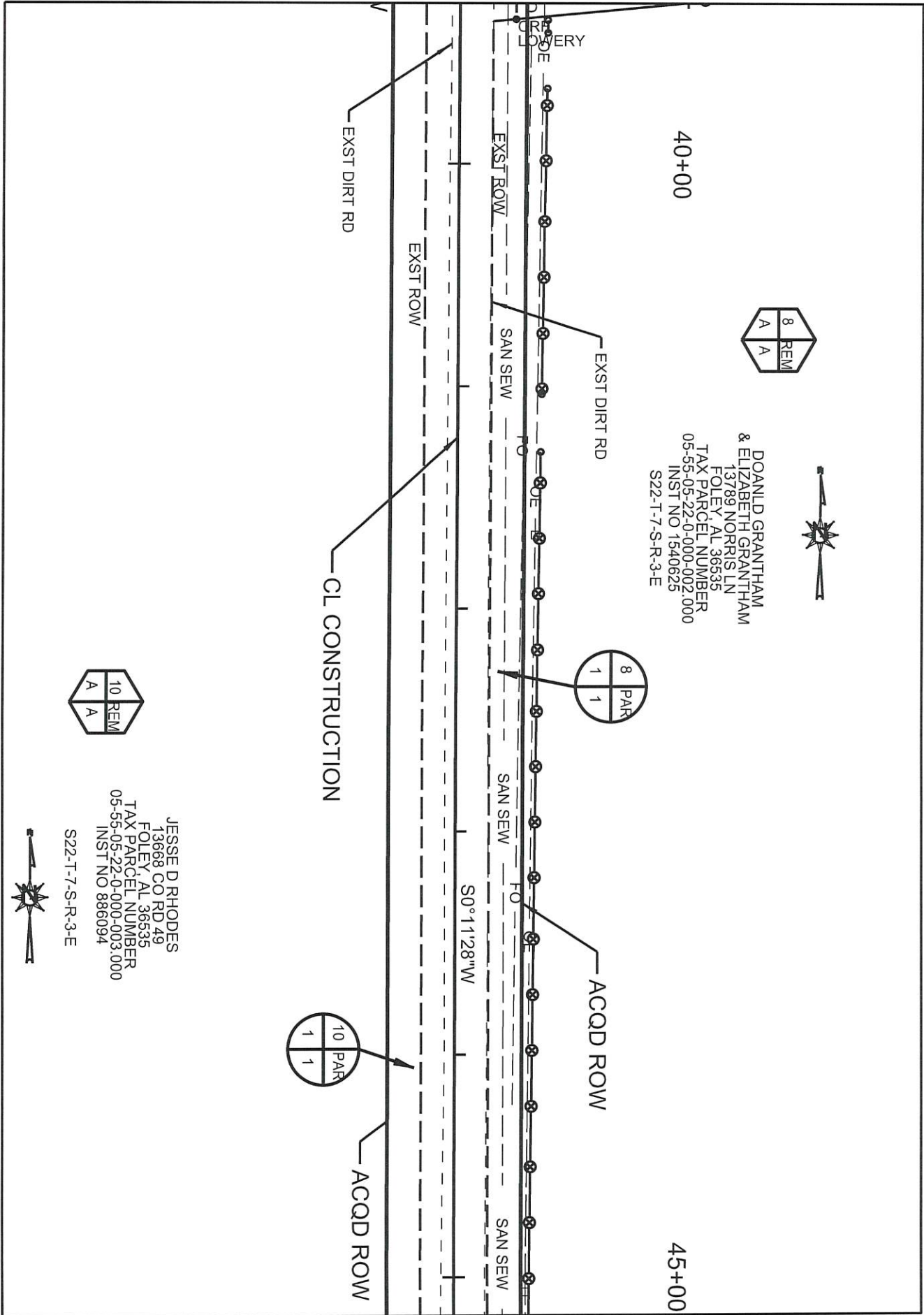


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COUNTY OF BALDWIN

TRACT NO. 10
OWNER JESSE D RHODES
TOTAL ACREAGE 78.324
R.O.W. REQUIRED 0.450
PRESCRIPTIVE R.O.W. 0.030
T.C.E. REQUIRED N/A
REMAINDER 77.874

PROJECT NO. 0204316
COUNTY BALDWIN
SCALE: 1"=60'
DATE: 07-01-2020
REVISED: N/A
SHEET : 1 OF 3



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	10
OWNER	JESSE D RHODES
TOTAL ACREAGE	78.324
R.O.W. REQUIRED	0.450
PRESCRIPTIVE R.O.W.	0.030
T.C.E. REQUIRED	N/A
REMAINDER	77.874

PROJECT NO.	0204316
COUNTY	BALDWIN
SCALE:	1"=60'
DATE;	07-01-2020
REVISED:	N/A
SHEET :	2 OF 3