

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
05-55-05-22-0-000-007.000
Tract No. 12

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 Rhodes A/K/A Jesse D. Rhodes, widower, 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 Southwest Quarter of the Northeast Quarter of Section 22, Township 7 South, Range 3 East, identified as Tract Number 12 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 southwest corner of the Southwest Quarter of the Northeast Quarter of Section 22, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence N0°11'28"E along the west line of said Quarter/Quarter a distance of 10.02 feet to a point;

Thence S90°0'00"E leaving the west line of said Quarter/Quarter a distance of 15.00 feet to the grantor's southwest property corner;

Thence N0°11'28"E along the grantor's west property line a distance of 1015.51 feet to the grantor's property corner;

Thence N90°0'00"E along the grantor's 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 8:26 AM
TOTAL \$ 0.00
7 Pages

1858414



Thence S0°11'28"W along the acquired R/W line a distance of 32.32 feet to a point (said point is offset 30 feet left of and perpendicular to project centerline at Station 53+16.97);

Thence S0°52'43"W along the acquired R/W line a distance of 336.53 feet to a point (said point is offset 30 feet left of and perpendicular to project centerline at Station 56+54.18);

Thence S0°26'42"W along the acquired R/W line a distance of 494.25 feet to the grantor's south property line;

Thence S89°55'47"W along the grantor's south property line a distance of 9.19 feet to the Point of Beginning of the property herein conveyed and containing 0.255 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, 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 Rhodes

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

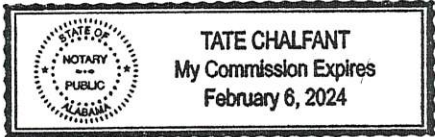
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Jesse Rhodes A/K/A 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: _____

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. 12

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 Rhodes

ACKNOWLEDGMENT

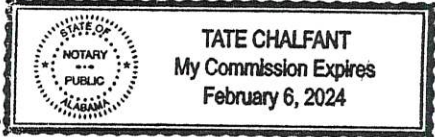
STATE OF ALABAMA)
COUNTY OF BALDWIN)

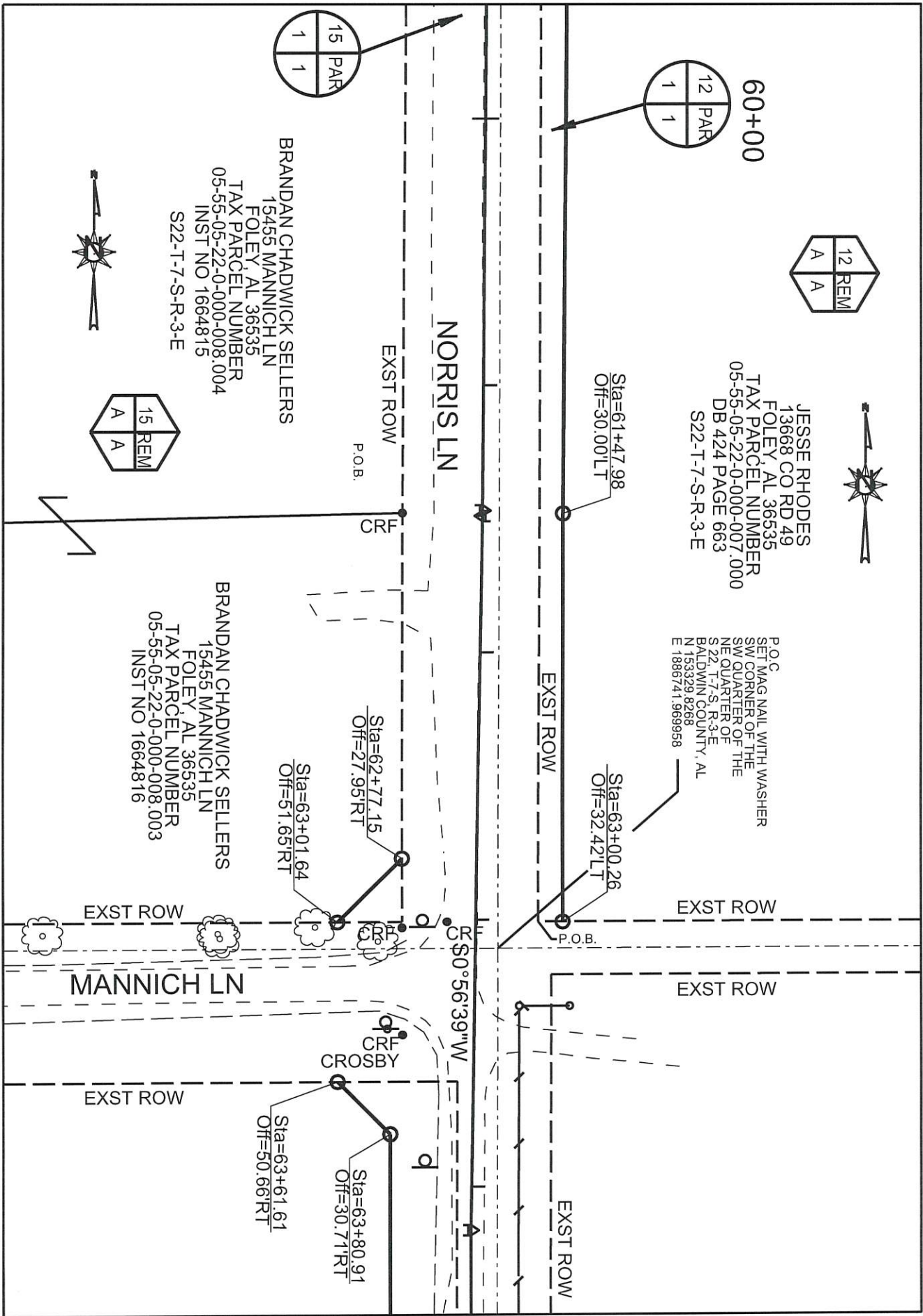
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Given under my hand and official seal this 9 day of September 2020.

Tate Chalfant
NOTARY PUBLIC

My Commission Expires

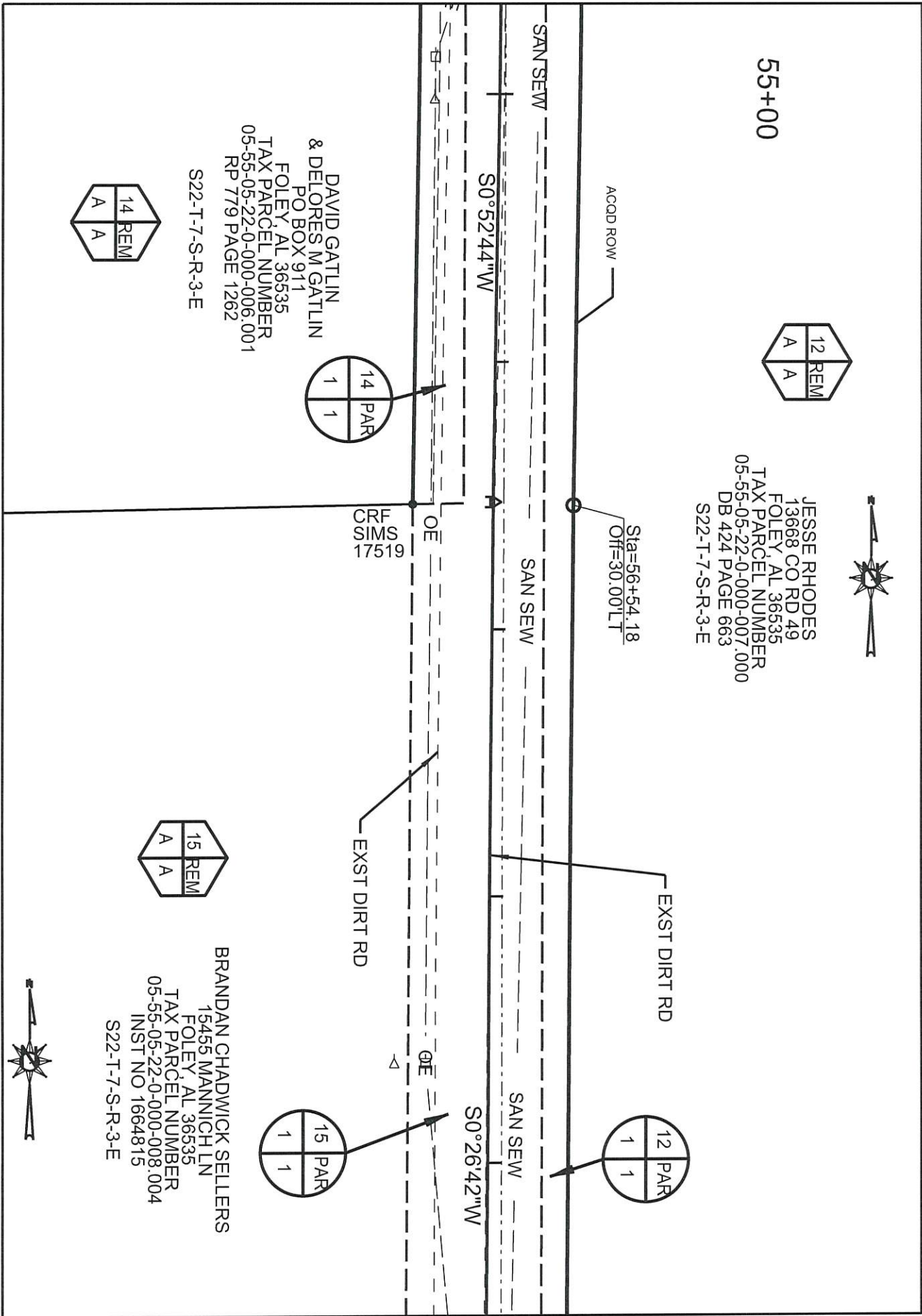




THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	12	PROJECT NO.	0204316
OWNER	JESSE RHODES	COUNTY	BALDWIN
TOTAL ACREAGE	37.582	SCALE:	1"=50'
R.O.W. REQUIRED	0.255	DATE;	07-01-2020
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 3
REMAINDER	37.327		

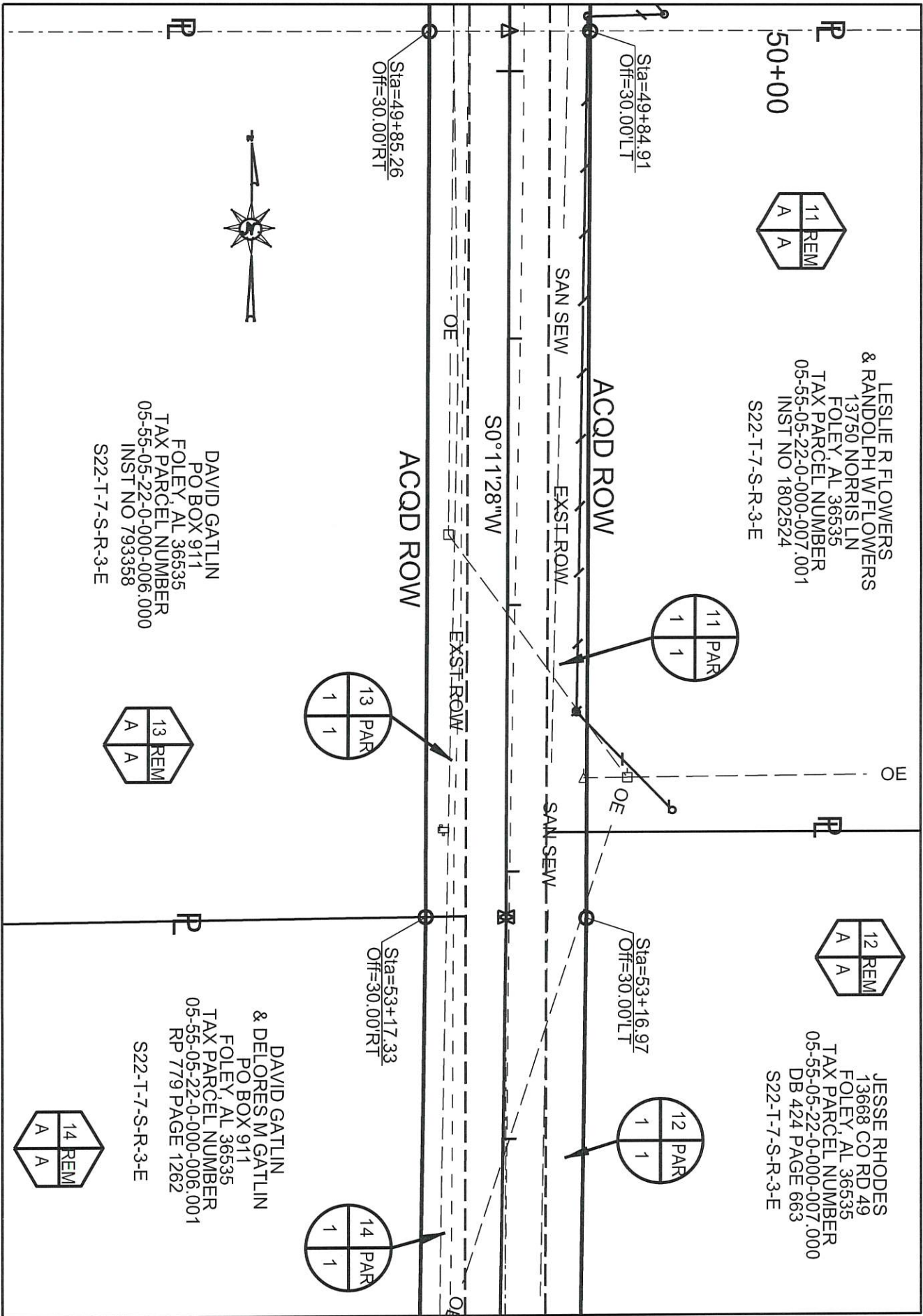


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TOTAL ACREAGE 37.582
R.O.W. REQUIRED 0.255
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 37.327

PROJECT NO. 0204316
COUNTY BALDWIN
SCALE: 1"=50'
DATE; 07-01-2020
REVISED: N/A
SHEET : 2 OF 3



MATCH SHEET 2 OF 3

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BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	12	PROJECT NO.	0204316
OWNER	JESSE RHODES	COUNTY	BALDWIN
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R.O.W. REQUIRED	0.255	DATE;	07-01-2020
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	3 OF 3
REMAINDER	37.327		