


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

STATE OF ALABAMA     )

COUNTY OF BALDWIN    )

Project No. 0203716   
Bengston Road  
G, D, B & Pave from the  
Baldwin Beach Express to EOM  
05-48-02-10-0-000-005.005  
Tract No. 8

**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), Matthew Jeffords and Hannah Lee Anne Jeffords, husband and 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 Southwest Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 4 East, identified as Tract Number 8 on Bengston Road, Project No. 0203716 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 Northwest Quarter of Section 10, Township 6 South, Range 4 East, in Baldwin County, Alabama;

Thence N89°43'49"E along the south line of said Quarter/Quarter and being the Half Section line a distance of 2791.23 feet to a point;

Thence N0°00'00"W leaving the south line of said Half Section a distance 22.04 feet to the grantor's southwest property corner and being Point of Beginning of the property herein to be conveyed;

Thence N0°04'28"W along the grantor's west property line a distance of 15.00 feet to a point on the acquired R/W line;

Thence N89°39'29"E along the acquired R/W line a distance of 130.45 feet to a point on the grantor's east property 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. 1/ 7/2021 9:15 AM  
TOTAL \$ 0.00  
5 Pages

1881939



Thence S0°05'31"W along the grantor's east property line a distance of 15.00 feet to the grantor's southeast property corner;

Thence S89°39'29"W along the grantor's south property line a distance of 131.85 feet to the Point of Beginning of the property herein conveyed and containing 0.030 acres, more or less.

**\*\*(0.025 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.005 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.

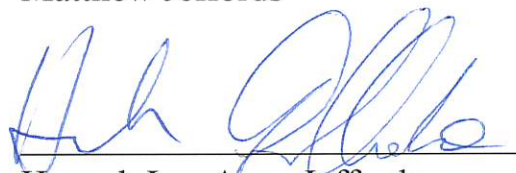
**TO HAVE AND TO HOLD**, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

**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 6<sup>th</sup> day of January, 2021.

  
Matthew Jeffords

  
Hannah Lee Anne Jeffords

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 Matthew Jeffords and Hannah Lee Anne Jeffords, 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 6 day of January, 2021.

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

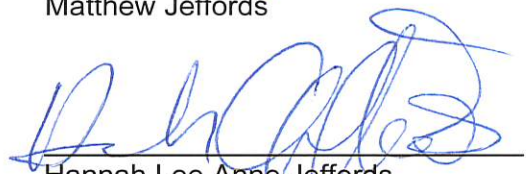
G, D, B, & Pave Bengston Rd  
From Baldwin Beach Express to EOM  
Project No. 0203716  
Tract No. 168 TC

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  
6 day of January, 2021.

  
Matthew Jeffords

  
Hannah Lee Anne Jeffords

ACKNOWLEDGMENT

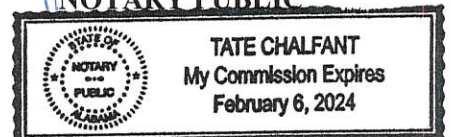
STATE OF ALABAMA )

COUNTY OF BALDWIN )

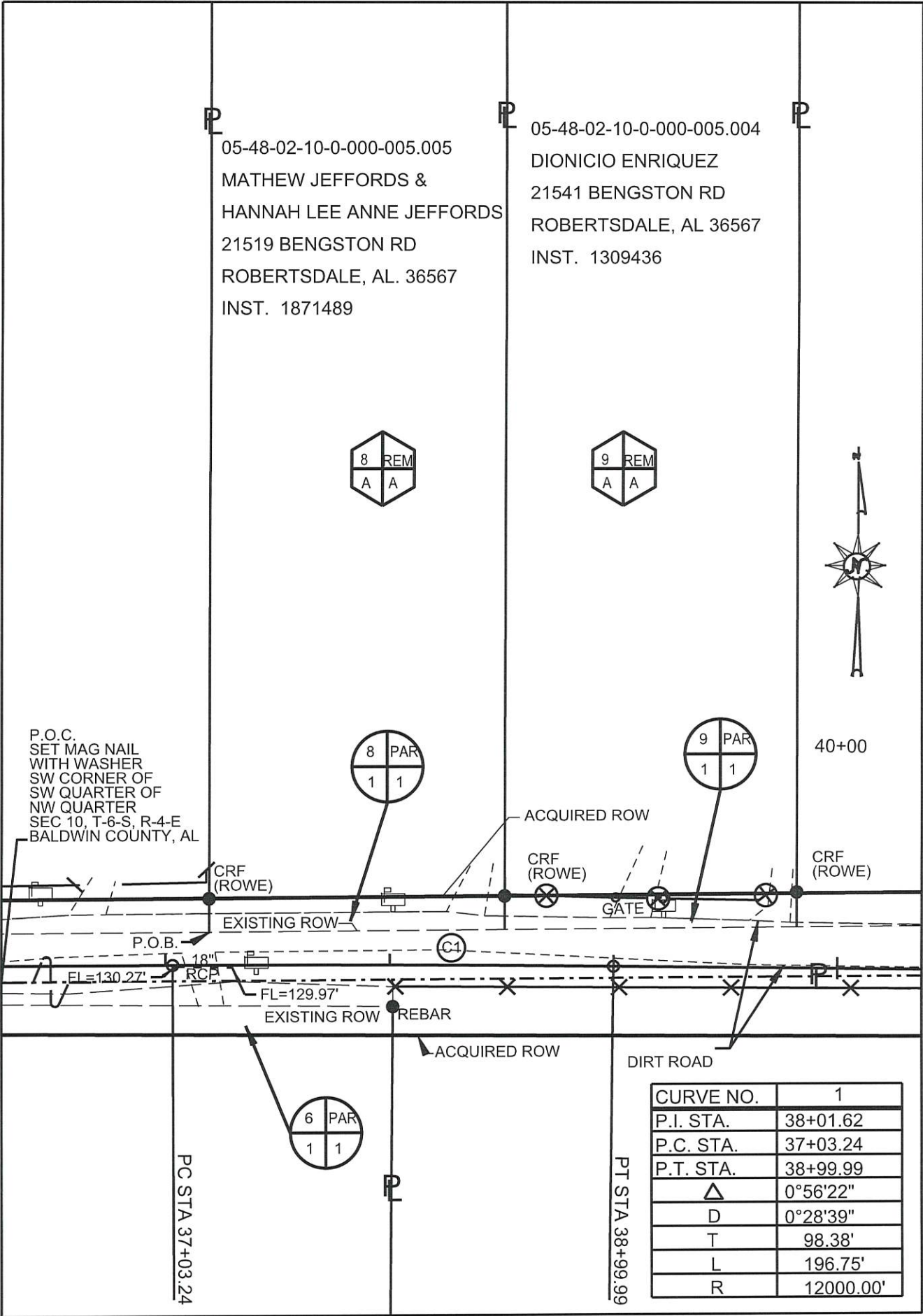
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Given under my hand and official seal this 6 day of January, 2021.

  
NOTARY PUBLIC



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



THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 8

OWNER MATHEW & HANNAH LEE ANNE JEFFORDS

TOTAL ACREAGE 3.033

R.O.W. REQUIRED 0.030

PRESCRIPTIVE R.O.W. 0.025

T.C.E. REQUIRED N/A

REMAINDER 3.003

PROJECT NO. 0203716

COUNTY BALDWIN

SCALE: 1"=60'

DATE: 11-23-2020

REVISED: N/A

SHEET : 1 OF 1