

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0203716 *OK*
Bengston Road
G, D, B & Pave from the
Baldwin Beach Express to EOM
05-48-02-10-0-000-006.000
Tract No. 15

**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), Elizabeth Smith, widowed woman, being the surviving grantee of that certain deed dated November 9, 2015 and recorded in instrument 1543062. The other grantee, Gary Wayne Smith having died on January 5, 2020 in Escambia County Florida, 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 Southeast Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 4 East, identified as Tract Number 15 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 also being the Half Section line a distance of 4020.53 feet to the grantor's southwest property corner and being Point of Beginning of the property herein to be conveyed;

Thence N0°03'33"W along the grantor's west property line a distance of 14.57 feet to a point on the acquired R/W line;

Thence N89°55'41"E along the acquired R/W line a distance of 296.60 feet to a point on the grantor's 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. 1/25/2021 1:03 PM
TOTAL \$ 0.00
5 Pages



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Thence S1°18'31"W along the grantor's property line a distance of 13.55 feet to the grantor's property corner;

Thence S89°43'49"W along the grantor's property line a distance of 296.28 feet to the Point of Beginning of the property herein conveyed and containing 0.096 acres, more or less. **** (0.049 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.047 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 25 day of January, 2020. TC

Elizabeth Smith
Elizabeth Smith

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

STATE OF ALABAMA)

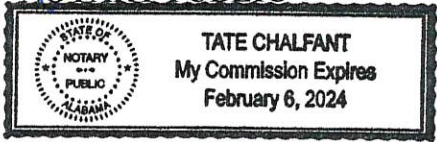
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Elizabeth Smith, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of January, 2020. TC

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. 15

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
25 day of January, 2020.
1 TC

Elizabeth Smith
Elizabeth Smith

ACKNOWLEDGMENT

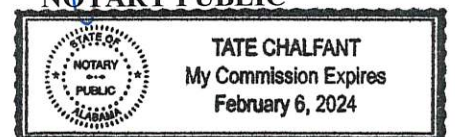
STATE OF ALABAMA)

COUNTY OF BALDWIN)

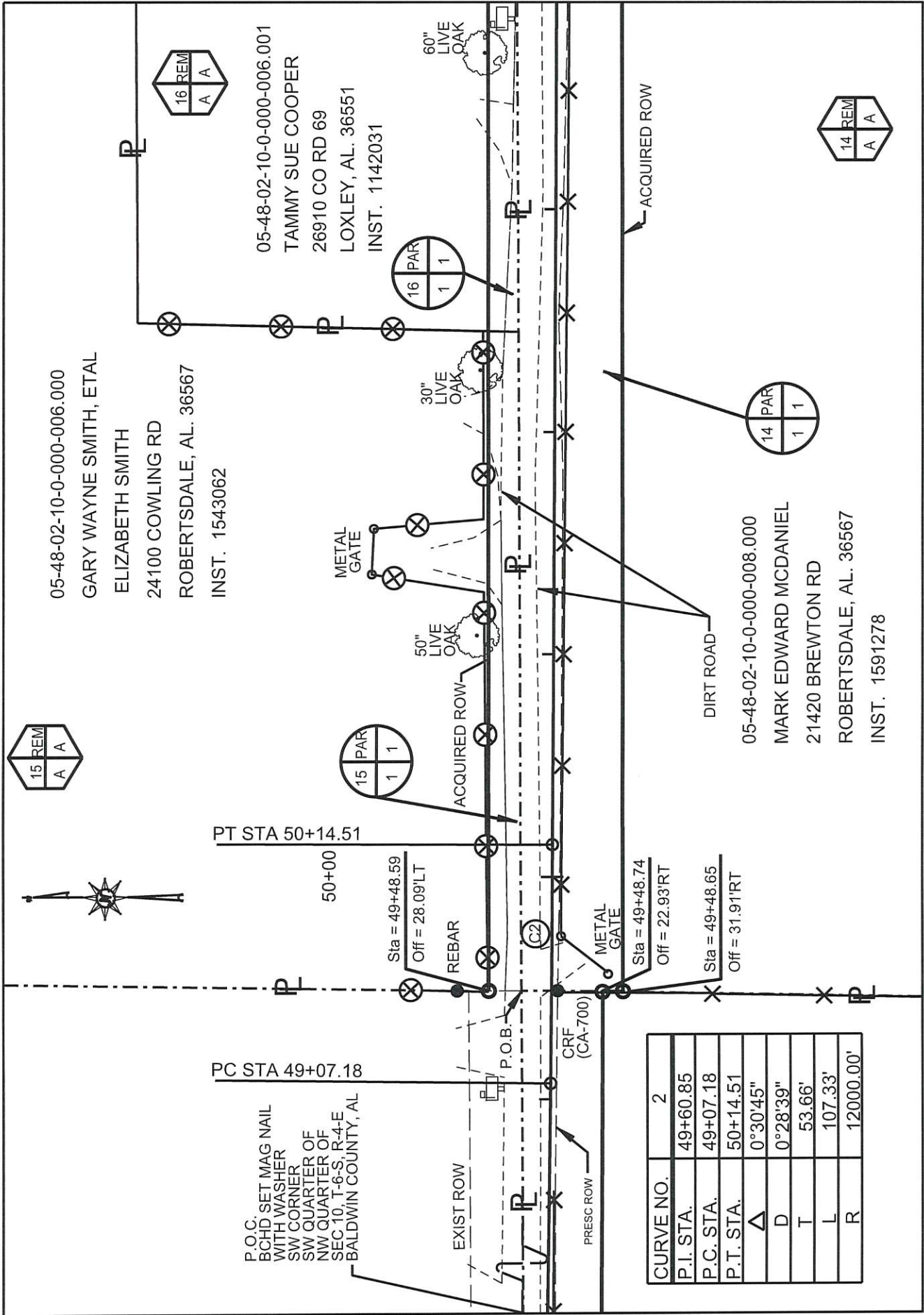
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1 TC

Tate Chalfant
NOTARY PUBLIC



Commission Expires: _____



CURVE NO.	2
P.I. STA.	49+60.85
P.C. STA.	49+07.18
P.T. STA.	50+14.51
Δ	0°30'45"
D	0°28'39"
T	53.66'
L	107.33'
R	12000.00'

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 15
OWNER ~~GARY WAYNE SMITH, ETAL~~ ELIZABETH SMITH
TOTAL ACREAGE 19.825
R.O.W. REQUIRED 0.096
PRESCRIPTIVE R.O.W. 0.049
T.C.E. REQUIRED N/A
REMAINDER 19.729

PROJECT NO. 0203716
COUNTY BALDWIN
SCALE: 1"=60'
DATE: 11-23-2020
REVISED: N/A
SHEET : 1 OF 1