

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

STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. 0212119

Russian Road *(Handwritten: RC)*

G, D, B & Pave from Roscoe Road  
to End of Maintenance

05-61-06-23-0-000-011.012

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), **Sergio R. Braga, a married man not conveying part of his homestead**, 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 Northwest Quarter of the Southeast Quarter of Section 23, Township 8 South, Range 4 East, identified as Tract Number 8 on the Russian Road, Project No. 0212119 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at a 5/8 inch rod found at the northeast corner of the Southeast Quarter of Section 23, Township 8 South, Range 4 East, in Baldwin County, Alabama;

Thence N89°43'01"W along the north line of said Quarter a distance of 1602.17 feet to a point;

Thence S0°0'0"W leaving said north Quarter line a distance of 8.50 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S0°01'40"W along the grantor's east property line a distance of 5.23 feet to a point on the acquired R/W line;

Thence S89°46'49"W along the acquired R/W line a distance of 210.00 feet to the grantor's west property line;

Thence N0°01'41"E along the grantor's west property line a distance of 5.71 feet to the grantor's northwest property corner;

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. 4/ 9/2021 8:29 AM  
TOTAL \$ 0.00  
4 Pages

1904629



Thence N89°56'51"E along the grantor's north property line a distance of 210.00 feet to the Point of Beginning of the property herein conveyed and containing 0.027 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 8 day of April, 2021.

  
\_\_\_\_\_  
Sergio R. Braga

**ACKNOWLEDGMENT**

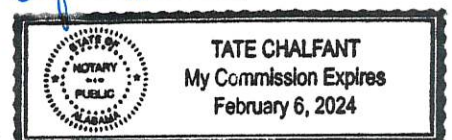
STATE OF ALABAMA       )  
COUNTY OF BALDWIN    )

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Sergio R. Braga, 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 this 8 day of April, A.D. 2021.

  
\_\_\_\_\_  
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 Russian Road  
from Roscoe Road to EOM  
Project No. 0212119  
Tract No. 8

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 8 day of APRIL, 2021.

  
Sergio R. Braga

ACKNOWLEDGMENT

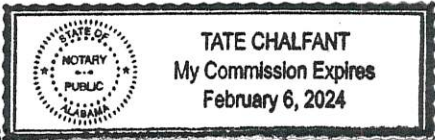
STATE OF ALABAMA    )  
COUNTY OF BALDWIN    )

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Sergio R. Braga, 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 this 8 day of April, A.D. 2021.

  
NOTARY PUBLIC

My Commission Expires



MOSELEY, WILLIAM HOWARD AND  
MOSELEY, REBECCA J.  
818 S W ALAMO DRIVE  
LAKE CITY FL 32025-5144

PARCEL ID  
61-06-23-0-000-009.000  
(INSTRUMENT #1579600)

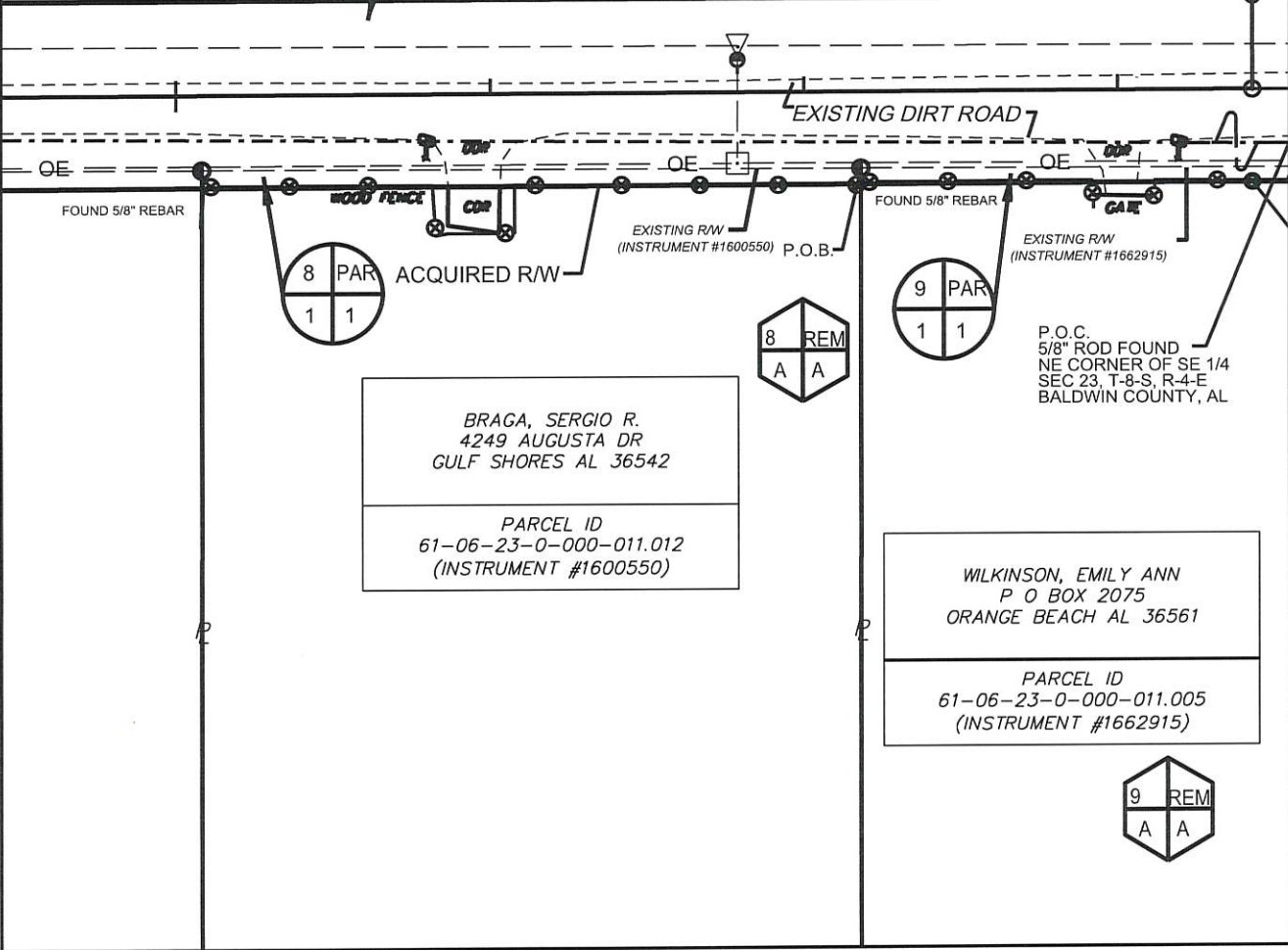


45+00



DESCRIPTIVE RIGHT-OF-WAY

PC STA 48+43.04



THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	8	PROJECT NO.	0212119
OWNER	SERGIO R BRAGA	COUNTY	BALDWIN
TOTAL ACREAGE	6.360	SCALE:	1"=60'
R.O.W. REQUIRED	0.027	DATE;	1-25-2021
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	6.333		