

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

STATE OF ALABAMA     )  
  
COUNTY OF BALDWIN    )

Project No. 0203816  
Pate Road  
G, D, B & Pave from CR 62 to EOM  
05-41-06-24-0-000-005.000  
Tract No. 5



**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), BTAC Properties, LLC, an Alabama Limited Liability Company, 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 Southwest Quarter of Section 24, Township 5 South, Range 4 East, identified as Tract Number 5 on Pate Road, Project No. 0203816 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at a 1-inch open top found at the southwest corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 4 East, in Baldwin County, Alabama;

Thence N0°6'20"E along the west line of said Section a distance of 659.67 feet to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N0°6'20"E along the grantor's west property line a distance of 664.34 feet to the grantor's northwest property corner;

Thence S89°59'27"E along the grantor's north property line a distance of 1010.51 feet to the grantor's 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. 8/ 5/2021 9:29 AM  
TOTAL \$ 0.00  
6 Pages

1934086



Thence S0°6'45"E along the grantor's property line a distance of 11.27 feet to a point on the acquired R/W line;

Thence N89°59'52"W along the acquired R/W line a distance of 935.43 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 39+49.49);

Thence S45°3'31"W and parallel to project centerline along a curve to the left having a radius of 45.00 feet and along the acquired R/W line a distance of 70.60 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 38+31.83);

Thence S0°6'54"W along the acquired R/W line a distance of 608.23 feet to a point on the grantor's south property line;

Thence N89°55'46"W along the grantor's south property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.725 acres, more or less.

**\*\*(0.338 acres of the acquired right-of-way is prescriptive and owned by the grantee and 0.387 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.

GRANTEE'S ADDRESS:

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this  
the 4 day of August, 2021.

**BTAC Properties, LLC, an Alabama  
Limited Liability Company**



By: Brian T. Armstrong

Its: Managing Member

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF ALABAMA     )

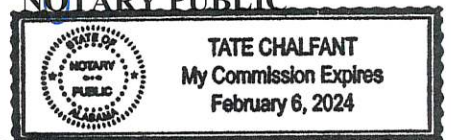
COUNTY OF BALDWIN    )

I, Tate Chalfant, a Notary Public, in and for said County, in said State,  
hereby certify that Brian T. Armstrong whose name as Managing Member of the BTAC Properties,  
LLC, an Alabama Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the  
act of said corporation.

Given under my hand this 4 day of August, 2021.



**NOTARY PUBLIC**



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

GRANTEE'S ADDRESS:

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



**WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION  
AND RIGHT-OF-ENTRY**

**PATE ROAD  
FROM CR 62 NORTH TO EOM  
PROJECT NO. 0203816  
BALDWIN COUNTY, ALABAMA  
TRACT 5**

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) the undersigned property owner(s) do 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

4 day of August, 2021.

**BTAC Properties, LLC, an Alabama  
Limited Liability Company**

  
By: Brian T. Armstrong  
Its: Managing Member

**ACKNOWLEDGMENT FOR CORPORATION**

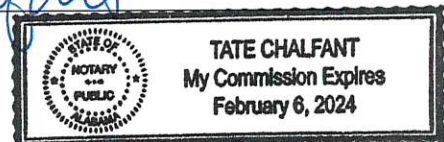
STATE OF ALABAMA            )

COUNTY OF BALDWIN        )

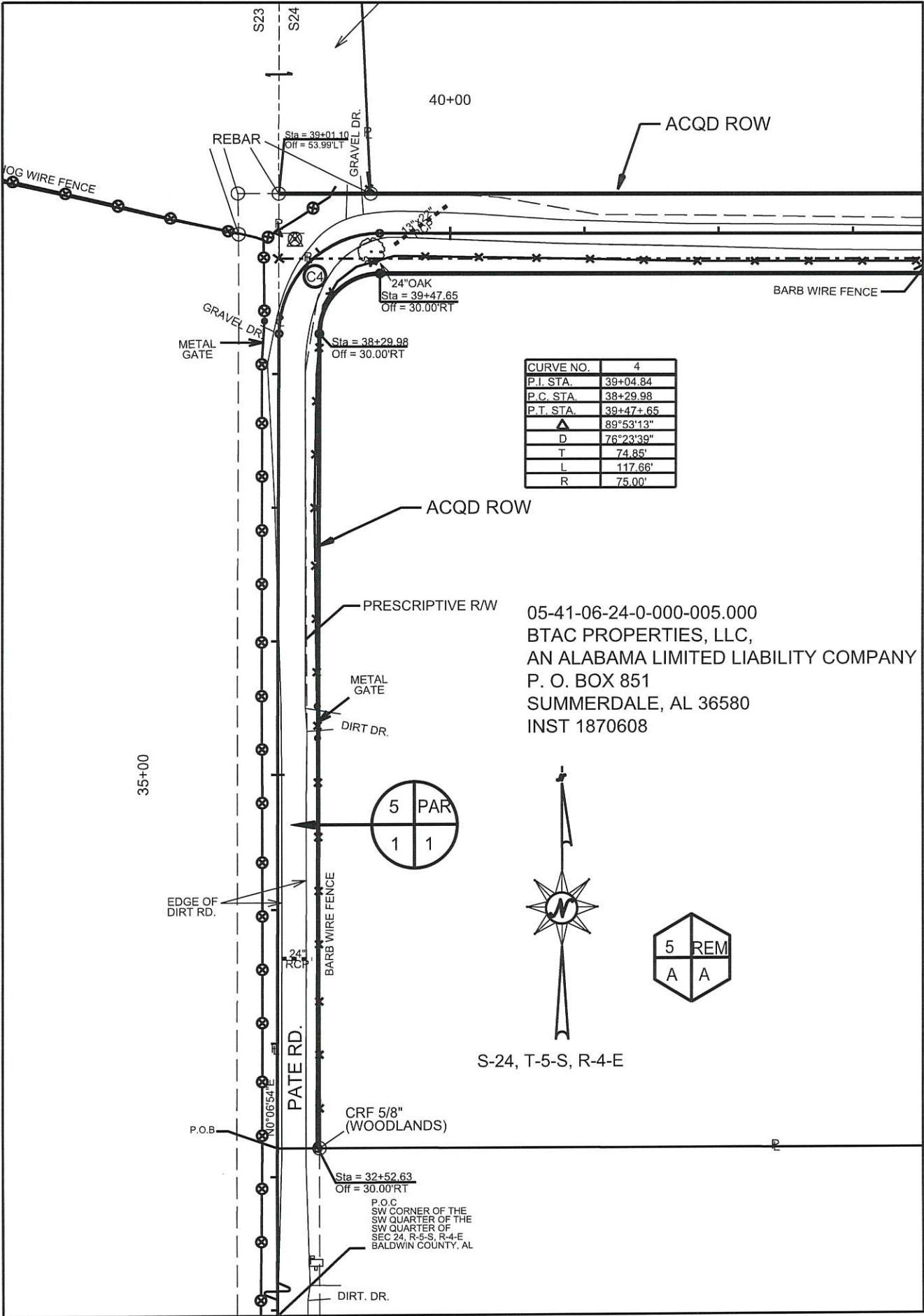
I, Tate Chalfant, a Notary Public, in and for said County, in said State, hereby certify that Brian T. Armstrong whose name as Managing member of the BTAC Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 4 day of August, 2021.

  
NOTARY PUBLIC



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



THIS IS NOT A  
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 5  
OWNER BTAC PROPERTIES, LLC  
TOTAL ACREAGE 26.00  
R.O.W. REQUIRED 0.725  
PRESCRIPTIVE R.O.W. 0.338  
T.C.E. REQUIRED N/A  
REMAINDER 25.275

PROJECT NO. 0203816  
COUNTY BALDWIN  
SCALE: 1"=100'  
DATE; 05-18-2020  
REVISED: 05-21-2021  
SHEET : 1 OF 2

