

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Project No. 0222219/HW19222000
County Road 13 at County Road 32
Intersection Improvement
05-56-02-04-1-001-001.000
Tract No. 4

TD

**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), Harold J. Street and Cathy M. Street, as Co-Trustees of the Street Living Trust, dated December 21, 2004, 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 Northeast Quarter of the Northeast Quarter of Section 4, Township 7 South, Range 2 East, identified as Tract Number 4 on County Road 13 at County Road 32 Intersection Improvement Project No. 0222219/HW19222000 in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at a BCHD set concrete monument found at the northeast corner of the Northeast Quarter of Section 4, Township 7 South, Range 2 East, in Baldwin County, Alabama;

Thence S0°14'16"W along the east line of said Section a distance of 97.09 feet to a point;

Thence S90°00'00"W leaving the east line of said Section a distance of 40.00 feet to the grantor's property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S0°14'16"W along the grantor's east property line a distance of 18.69 feet to a point on the acquired R/W line (said point is offset 45.41 feet left of and perpendicular to project centerline of County Road 13 at Station 25+21.80);

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. 4/21/2021 9:55 AM
TOTAL \$ 0.00
6 Pages

1907427



Thence N40°24'28"W along the acquired R/W line a distance of 44.10 feet to a point (said point is offset 68.32 feet left of and perpendicular to project centerline of County Road 13 at Station 25+63.38);

Thence N53°19'07"W along the acquired R/W line a distance of 54.01 feet to a point on the grantor's north property line (said point is offset 52.26 feet right of and perpendicular to project centerline of County Road 32 at Station 35+47.61);

Thence S89°53'02"E along the grantor's north property line a distance of 24.45 feet to the grantor's property corner;

Thence S45°08'07"E along the grantor's property line a distance of 67.06 feet to the Point of Beginning of the property herein conveyed and containing 0.023 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 20th day of April, 2021.

**STREET LIVING TRUST,
dated December 21, 2004**

Cathy M. Street
Cathy M. Street, Trustee

Harold J. Street
Harold J. Street, Trustee

GRANTEE'S ADDRESS:

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

TRUSTEE ACKNOWLEDGMENT

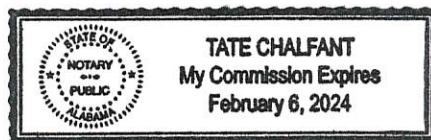
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Harold J. Street and Cathy M. Street, as Co-Trustees of the Street Living Trust Dated December 21, 2004, 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, with full power and authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of April, 2021.

Tate Chalfant
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

COUNTY ROAD 13 AT COUNTY ROAD 32
INTERSECTION IMPROVEMENT
PROJECT NO. 0222219/HW19222000
BALDWIN COUNTY, ALABAMA
TRACT 4

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 20th day of April, 2021.

STREET LIVING TRUST,
dated December 21, 2004

Cathy M. Street
Cathy M. Street, Trustee

Harold J. Street
Harold J. Street, Trustee

TRUSTEE ACKNOWLEDGMENT

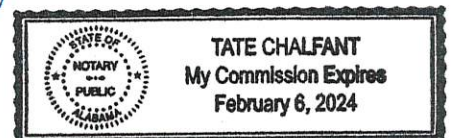
STATE OF ALABAMA)

COUNTY OF BALDWIN)

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Given under my hand and official seal this 20 day of April, 2021.

Tate Chalfant
NOTARY PUBLIC



My Commission Expires _____

CERTIFICATION OF TRUST

STATE OF ALABAMA
COUNTY OF BALDWIN

The undersigned Settlor hereby certifies the following:

1. This Certificate of Trust relates to the Street Living Trust, dated December 21, 2004;
2. The name of the Settlor: Harold J. Street and Cathy M. Street
3. The name and addresses of the initial Trustees:

Harold J. Street

Cathy M. Street

8980 County Road 32
Fairhope, Al 36532

8980 County Road 32
Fairhope, Al 36532

4. The Trustees are authorized by the Declaration of Trust to sell, convey, pledge, mortgage, manage, operate, control, transfer title, convert or allot trust property, including real and personal property.
5. The Declaration of Trust has not been revoked.

The undersigned hereby represent that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Declaration of Trust or amendments to it that limit the powers of the Trustees so sell, convey, pledge, mortgage, manage, operate, control, transfer title, divide, convert or allot trust property, including real and personal property.

IN WITNESS WHEREOF, the undersigned has hereunto caused these presents to be executed on this 20th day of April, 2021.

Harold J. Street
Harold J. Street

Cathy M. Street
Cathy M. Street

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

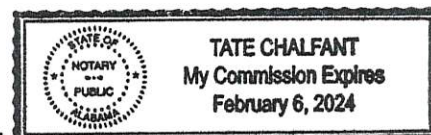
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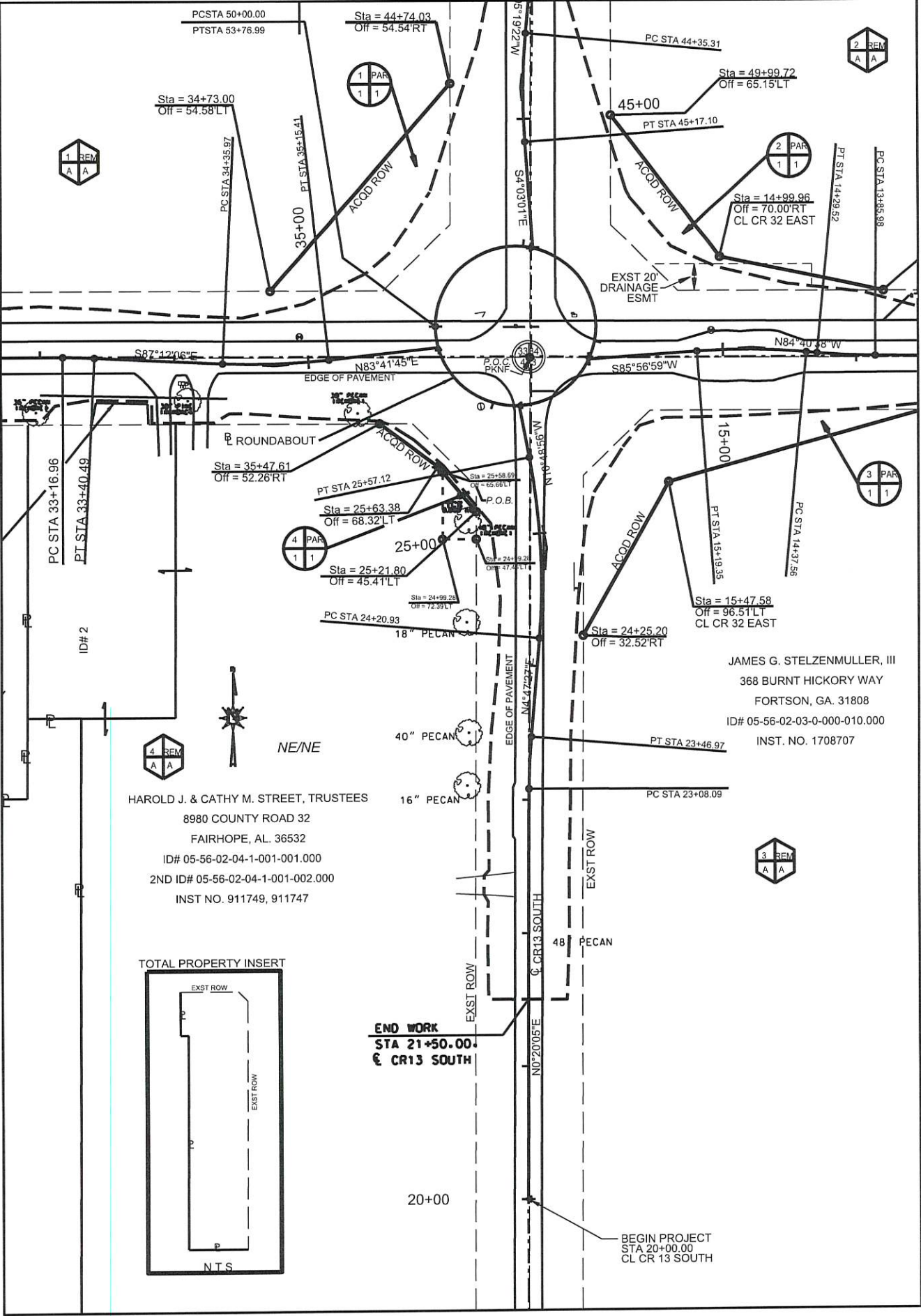
Given under my hand and notarial seal on this the 20 day of April, 2021.

Tate Chalfant

NOTARY PUBLIC

My Commission Expires:





THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	4	PROJECT NO.	0222219
OWNER	HAROLD J & CATHY M STREET, TRUSTEES	COUNTY	BALDWIN
TOTAL ACREAGE	8.859	SCALE:	1"=100'
R.O.W. REQUIRED	0.023	DATE;	1-12-2021
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	8.836		