

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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0212119

Russian Road

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

05-61-06-23-0-000-011.004

Tract No. 10

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), Dianna Kaye Carnley and Louis Michael Carnley, wife & husband, 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 Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 South, Range 4 East, identified as Tract Number 10 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 1195.02 feet to a point;

Thence S0°0'0"W leaving said north Quarter line a distance of 6.26 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S0°01'38"W along the grantor's east property line a distance of 2.95 feet to a point on the acquired R/W line;

Thence S89°31'38"W along the acquired R/W line a distance of 149.66 feet to a point (said point is offset 30.00 feet right of and perpendicular to project centerline at Station 49+75.58);

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. 3/19/2021 3:52 PM
TOTAL \$ 0.00
5 Pages

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Thence along the acquired R/W line and a curve to the right having an arc length of 47.26 feet, a radius of 30030 feet and a chord bearing of S89°34'20"W, terminating said curve at a point on the grantor's west property line;

Thence N0°03'10"W along the grantor's west property line a distance of 4.37 feet to the grantor's northwest property corner;

Thence N89°55'53"E along the grantor's north property line a distance of 196.62 feet to the Point of Beginning of the property herein conveyed and containing 0.016 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 16 day of March, 2021.


Dianna Kaye Carnley


Louis Michael Carnley

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 Dianna Kaye Carnley and Lois Michael Carnley, 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 this 16 day of March, A.D. 2021.

Tate Chalfant
NOTARY PUBLIC



Commission Expires: _____

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. 10

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 16th day of March, 2021.

Dianna Kaye Carnley
Dianna Kaye Carnley

Louis Michael Carnley
Louis Michael Carnley

ACKNOWLEDGMENT

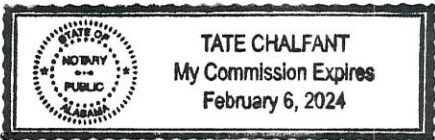
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Dianna Kaye Carnley and Lois Michael Carnley, 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.

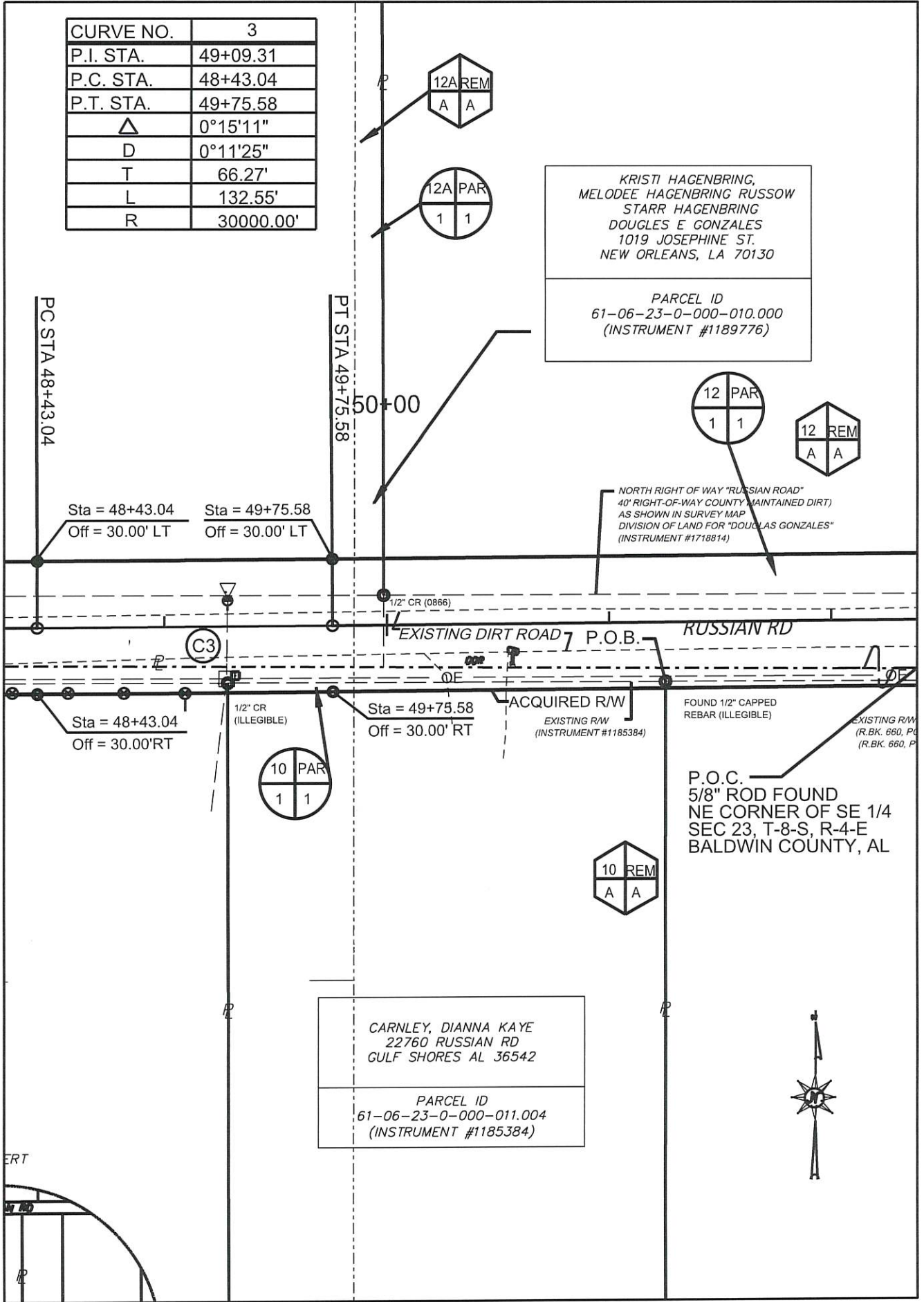
Given under my hand and official seal this 16 day of March 2021.

Tate Chalfant
NOTARY PUBLIC



My Commission Expires: _____

CURVE NO.	3
P.I. STA.	49+09.31
P.C. STA.	48+43.04
P.T. STA.	49+75.58
Δ	0°15'11"
D	0°11'25"
T	66.27'
L	132.55'
R	30000.00'



THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 10
OWNER DIANNA KAYE CARNLEY
TOTAL ACREAGE 3.150
R.O.W. REQUIRED 0.016
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 3.134

PROJECT NO. 0212119
COUNTY BALDWIN
SCALE: 1"=60'
DATE: 01-25-2021
REVISED: N/A
SHEET: 1 OF 1