

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

05-61-06-23-0-000-010.001

Tract No. 13

**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), **Raymond J. Edwards, Trustee of the Wolf Ridge Trust dated February 4, 2016**, 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 23, Township 8 South, Range 4 East, identified as Tract Number 13 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 southeast corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 8 South, Range 4 East, in Baldwin County, Alabama;

Thence N0°02'58"W along the east line of said Section a distance of 40.33 feet to the grantor's southeast property corner;

Thence S89°59'32"W along the grantor's south property line a distance of 31.42 feet to a point and being the Point of Beginning of the property herein to be conveyed (said point is offset 48.22 feet left of and perpendicular to project centerline at Station 62+95.83);

Thence S89°59'32"W along the grantor's south property line a distance of 280.48 feet to the grantor's southwest 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 8:30 AM
TOTAL \$ 0.00
5 Pages

1904630



Thence N0°04'03"W along the grantor's west property line a distance of 19.95 feet to a point on the acquired R/W line;

Thence N89°56'56"E along the acquired R/W line a distance of 206.73 feet to a point (said point is offset 30.00 feet left of and perpendicular to project centerline at Station 62+15.30);

Thence along the acquired R/W line and a curve to the right having an arc length of 77.38 feet, a radius of 145 feet and a chord bearing of S74°45'47"E, terminating said curve at the Point of Beginning of the property herein conveyed and containing 0.118 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.

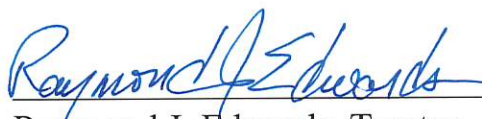
TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

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 8th day of APRIL, 2021.

Wolf Ridge Trust dated February 4, 2016


Raymond J. Edwards, Trustee

GRANTEE'S ADDRESS:

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

ACKNOWLEDGMENT

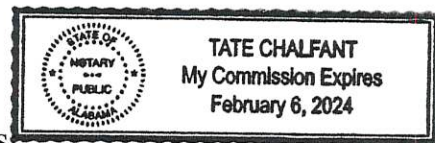
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Tate Chalfant, a Notary Public, in and for said County in said State, hereby certify that Raymond J. Edwards, 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 as Trustee of the Wolf Ridge Trust dated February 4, 2016, executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of April, A.D. 2021.

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 Russian Road
from Roscoe Road to EOM
Project No. 0212119
Tract No. 13

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 8th day of APRIL, 2021.

Wolf Ridge Trust dated February 4, 2016

Raymond J. Edwards
Raymond J. Edwards, Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)

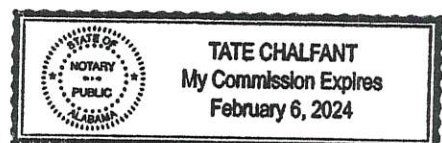
COUNTY OF BALDWIN)

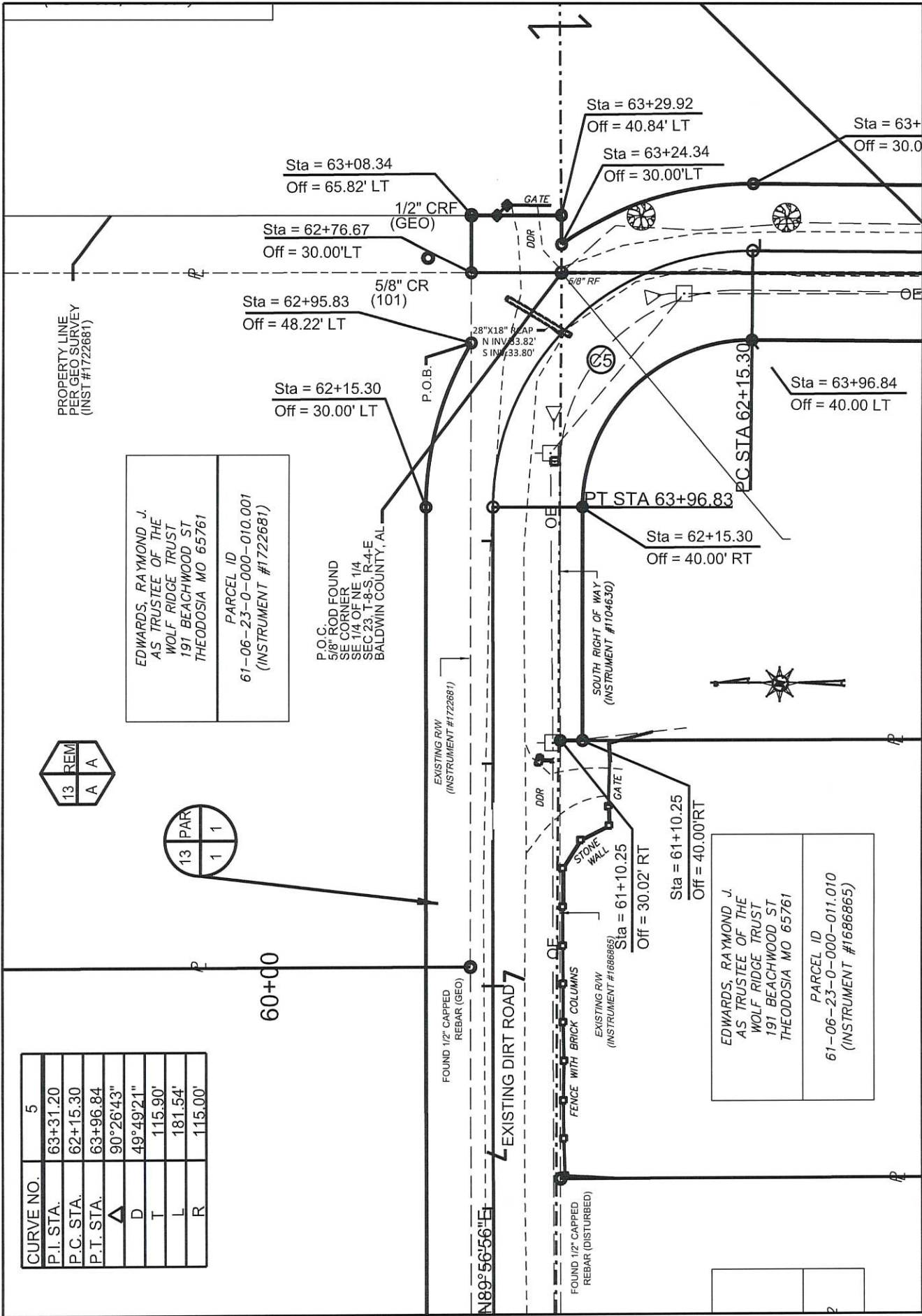
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Given under my hand this 8th day of April, A.D. 2021.

Tate Chalfant
NOTARY PUBLIC

My Commission Expires:





THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 13
OWNER RAYMOND J EDWARDS
TOTAL ACREAGE 10.140
R.O.W. REQUIRED 0.118
PRESCRIPTIVE R.O.W. N/A
T.C.E. REQUIRED N/A
REMAINDER 10.022

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