



Baldwin County Commission

Legislation Details (With Text)

File #:	22-1429	Version:	1
Type:	Consent	Status:	Agenda Ready
File created:	8/25/2022	In control:	Baldwin County Commission Regular
On agenda:	9/6/2022	Final action:	
Title:	Project No. 0220919 / HW19209000 - Sonnie Lynn Lane - Quitclaim Deed		
Indexes:			
Attachments:	1. QCD - TR 3 & 3A - Belle Fountain Land Company.pdf, 2. Executed QCD to Emanuel Holdings et al.pdf, 3. Sonnie Lynn Ln Map.pdf		

Date	Ver.	Action By	Action	Result
9/6/2022	1	Baldwin County Commission Regular		

Meeting Type: BCC Regular Meeting

Meeting Date: 9/6/2022

Item Status: New

From: Joey Nunnally, P.E., County Engineer
Seth Peterson, P.E., Pre-Construction Manager
Tate Chalfant, Right-of-Way Manager

Submitted by: Stacy Appleton, Design Tech III

ITEM TITLE

Project No. 0220919 / HW19209000 - Sonnie Lynn Lane - Quitclaim Deed

STAFF RECOMMENDATION

Take the following actions:

1) **RESCIND** the portion of the action taken by the Baldwin County Commission, during its July 19, 2022, regular meeting related to Agenda Item BN6 which authorized the Chairman to execute Quitclaim Deeds conveying any and all right and title to certain portions of right-of-way owned by Baldwin County on Sonnie Lynn Lane to the following property owners:

Tracts 3 & 3A - H. Leslie Taylor Properties, LTD, and Emanuel Holdings, LLC.; and

2) **AUTHORIZE** the Chairman to execute a Quitclaim Deed conveying any and all right and title to certain portions of right-of-way owned by Baldwin County on Sonnie Lynn Lane to the following property owner:

Tracts 3 & 3A - Belle Fountain Land Company, LLC

BACKGROUND INFORMATION

Background: The owners of Tracts 3 and 3A, H. Leslie Taylor Properties, LTD, and Emanuel Holdings, LLC, transferred ownership of their remnant property on July 18, 2022. The previous Commission action on July 19, 2022, authorized the Chairman to execute a Quitclaim Deed to H. Leslie Taylor Properties, LTD, and Emanuel Holdings, LLC. This agenda item will rescind that portion of the previous action and authorize the Chairman to execute a new Quitclaim Deed to the new property owner, Belle Fountain Land Company, LLC. Due to survey correction, deed descriptions were revised for the Sonnie Lynn Lane project. This required the Commission to quitclaim land that was inadvertently acquired from adjacent landowners.

Previous Commission action/date: July 19, 2022 - Authorized the Chairman to execute Quitclaim Deeds conveying any and all right and title to certain portions of right-of-way owned by Baldwin County on Sonnie Lynn Lane to the following previous property owners: Tracts 3 & 3A - H. Leslie Taylor Properties, LTD, and Emanuel Holdings, LLC.

FINANCIAL IMPACT

Total cost of recommendation: N/A

Budget line item(s) to be used: N/A

If this is not a budgeted expenditure, does the recommendation create a need for funding?
N/A

LEGAL IMPACT

Is legal review necessary for this staff recommendation and related documents?
N/A

Reviewed/approved by: N/A

Additional comments: Standard Quitclaim Deed template used.

ADVERTISING REQUIREMENTS

Is advertising required for this recommendation? N/A

If the proof of publication affidavit is not attached, list the reason: N/A

FOLLOW UP IMPLEMENTATION

For time-sensitive follow up, select deadline date for follow up: N/A

Individual(s) responsible for follow up: Administration Staff prepare correspondence and have Chairman execute Quitclaim Deed. Send original correspondence and quitclaim deed to Highway Department (Tate Chalfant) for recording and delivery.

Action required (list contact persons/addresses if documents are to be mailed or emailed):

Belle Fountain Land Company, LLC

P. O. Box 907

Gulf Shores, AL 36547

Additional instructions/notes: Administration - place in tickler pending receipt of executed/recorded deed; upload to BCAP and add to conveyance book