

This Instrument Prepared By:  
Noah C. Thomas Jr.  
ROW Bureau  
1409 Coliseum Boulevard  
Alabama Department of Transportation  
Montgomery, AL. 36110

STATE OF ALABAMA  
COUNTY OF BALDWIN

PROJECT NO. ST-002-999-006  
CPMS PROJ. NO. 100066949  
TRACT NO. 10  
DATE: April 8, 2019

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of \_\_\_\_\_ dollar(s), cash in hand paid to the undersigned by the State of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), \_\_\_\_\_ have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property:

**A part of the SW ¼ of SE ¼, NW ¼ of SE ¼, NE ¼ of SE ¼ of Section 27, Township 8-S, Range 4-E, identified as Tract No. 10 on Project No. ST-002-999-006 in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the SW corner of the SW ¼ of the SE ¼ of section 27; T-8-S, R-4-E;

thence in an easterly direction along the quarter section line a distance of 1,078 feet, more or less, to a point on the acquired R/W line (said line offset 150.00' LT and parallel to centerline of project), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 70.84 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 150.00' LT and perpendicular to centerline of project at PT station 330+66.31) (said arc having a chord bearing of N 0°47'3" W, a clockwise direction, a chord distance of 70.84 feet and a radius of 2620.00 feet);

thence N 0°0'35" W and along the acquired R/W line a distance of 353.86 feet to a point on the acquired R/W line (said point offset 150.00' LT and perpendicular to centerline of project at PC station 334+20.17);

thence following the curvature thereof an arc distance of 1319.41 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 150.00' LT and perpendicular to centerline of project at PCC station 346+66.29) (said arc having a chord bearing of N 13°59'23" E, a clockwise direction, a chord distance of 1306.32 feet and a radius of 2700.00 feet);

thence following the curvature thereof an arc distance of 455.39 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 150.00' LT and perpendicular to centerline of project at station 351+00.00) (said arc having a chord bearing of N 32°07'39" E, a clockwise direction, a chord distance of 454.99 feet and a radius of 3152.36 feet);

thence N 15°08'18" E and along the acquired R/W line a distance of 593.23 feet to a point on the acquired R/W line (said point offset 165.00' LT and perpendicular to centerline of Foley Beach Expressway at station 1035+45.00);

thence S 89°50'20" E and along the acquired R/W line a distance of 74.63 feet to a point on the present west R/W line of Foley Beach Expressway (said point offset 93.10' LT and perpendicular to centerline of Foley Beach Expressway);

thence following the curvature thereof an arc distance of 209.54 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of S 33°12'48" E, a counterclockwise direction, a chord distance of 209.40 feet and a radius of 1650.00 feet);

thence N 53°17'11" E and along said present R/W line a distance of 75.23 feet to a point on said present R/W line;

thence following the curvature thereof an arc distance of 790.47 feet and along said present R/W line to a point on the grantor's property line (said arc having a chord bearing of S 51°16'27" E, a counterclockwise direction, a chord distance of 782.20 feet and a radius of 1575.00 feet);

thence S 1°31'17" E and along the grantor's property line a distance of 171.70 feet to a point on the acquired R/W line (said line between a point that is offset 139.73' LT and perpendicular to centerline of Foley Beach Expressway at station 1027+94.01 and a point that is offset 165.00' LT and perpendicular to centerline of Foley Beach Expressway at station 1023+00.00);

thence following the curvature thereof an arc distance of 377.68 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 139.73' LT and perpendicular to centerline of Foley Beach Expressway at station 1027+94.01) (said arc having a chord bearing of N 62°13'5" W, a clockwise direction, a chord distance of 376.98 feet and a radius of 1786.28 feet);

thence S 89°26'42" W and along the acquired R/W line a distance of 341.76 feet to a point on the acquired R/W line (said point offset 150.00' RT and perpendicular to centerline of project at station 352+75.00);

thence following the curvature thereof an arc distance of 578.30 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 150.00' RT and perpendicular to centerline of project at PCC station 346+66.29) (said arc having a chord bearing of S 33°47'51" W, a counterclockwise direction, a chord distance of 577.31 feet and a radius of 2852.36 feet);

thence following the curvature thereof an arc distance of 247.55 feet and along the acquired R/W line to a point on the grantor's property line (said arc having a chord bearing of S 25°2'3" W, a counterclockwise direction, a chord distance of 247.44 feet and a radius of 2400.00 feet);

thence S 89°51'39" W and along the grantor's property line a distance of 225.62 feet to a point on the grantor's property line;

thence S 0°7'9" W and along the grantor's property line a distance of 1326.23 feet to a point on the grantor's south property line;

thence S 89°52'56" W and along the grantor's said property line a distance of 246.60 feet to the point and place of BEGINNING, containing 19.91 acres, more or less.

**ACCESS DENIAL CLAUSE**

As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as Project No. ST-002-999-006, County of Baldwin and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor. LESS AND EXCEPT the allowance of limited access, subject to the specific locations and stipulations as listed below:

**From station 342+60.00 Left to station 343+20.00 Left**

**SR 2-lanes (Interim Design)**

- City will need to provide a Left turn lane into the property.
- Right turn lane into the property.
- Exit from the property.

**SR 4-Lanes (Future Intersection Layout)**

- Left turn lane into the property.
- Right In with turn lane.
- Exit from the property, being Right turn only with an acceleration lane.

**From station 347+95.00 Right to station 348+55.00 Right**

- Right In / Right Out Only access.
- Right turn lane into the property.

**From station 347+95.00 Left to station 348+55.00 Left**

- Right In / Right Out Only access.
- Right turn lane into the property.
- Right out with an acceleration lane.

And as shown on the right of way map of record in the Alabama Department of Transportation 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 the State of 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 the State of 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 advalorem 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, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ALABAMA

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that  
\_\_\_\_\_, whose name (s)  
\_\_\_\_\_, signed to the foregoing conveyance, and who \_\_\_\_\_ known  
to me, acknowledged before me on this day that, being informed of the contents of this conveyance,  
\_\_\_\_\_ executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**NOTARY PUBLIC**

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

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF ALABAMA

\_\_\_\_\_ County

I, \_\_\_\_\_, a \_\_\_\_\_ in and for said County, in said State,  
hereby certify that \_\_\_\_\_ whose name as  
\_\_\_\_\_ of the \_\_\_\_\_ Company, a corporation, 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_.

\_\_\_\_\_  
Official Title \_\_\_\_\_

\_\_\_\_\_  
to  
**STATE OF ALABAMA**  
\_\_\_\_\_  
**WARRANTY DEED**  
\_\_\_\_\_

**STATE OF ALABAMA**

County of \_\_\_\_\_  
I, \_\_\_\_\_  
Judge of Probate in and for said County,  
Hereby certify that the within  
Conveyance was filed in my office at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_,  
and duly recorded in Deed Record \_\_\_\_\_  
page \_\_\_\_\_.  
Dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Judge of Probate  
\_\_\_\_\_ County, Alabama.  
\_\_\_\_\_

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THE CITY OF GULF SHORES  
INST\* 1495515

NW-SE  
SEC 27

10

CS P1 = Sta 340+27.19  
P2 = 151824.00  
R = 800.00  
D = 271.00  
L = 1073.25  
E = 174.25  
T = 65.27  
V = 0.89

MatchLine station 350+00

TRACT 10, PAR 1 OF 1 AREA - 1991 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N0° 47' 3"W	70.84	2620.00	CW
L2	N0° 0' 35"W	353.86		
L3	N13° 59' 23"E	1306.32	2700.00	CW
L4	N32° 7' 39"E	454.99	3152.36	CW
L5	N15° 8' 18"E	593.23		
L6	S89° 50' 20"E	74.63		
L7	S33° 12' 48"E	209.40	1650.00	CCW
L8	N53° 17' 11"E	75.23		
L9	S51° 16' 27"E	782.20	1575.00	CCW
L10	S1° 31' 17"E	171.70		
L11	N62° 13' 5"W	376.98	1786.28	CW
L12	S89° 26' 42"W	341.76		
L13	S33° 47' 51"W	577.31	2852.36	CCW
L14	S25° 2' 3"W	247.44	2400.00	CCW
L15	S89° 51' 39"W	225.62		
L16	S0° 7' 9"W	1326.23		
L17	S89° 52' 56"W	246.60		

THE CITY OF GULF SHORES  
INST\* 1495515

SW-SE  
SEC 27



POC  
SW corner of the  
SW 1/4 of SE 1/4  
of section 27

CS P1 = Sta 340+85.94  
P2 = 114523.00  
R = 1014933.00  
D = 271.00  
L = 1073.25  
E = 174.25  
T = 65.27  
V = 0.89

SE-SE  
SEC 27

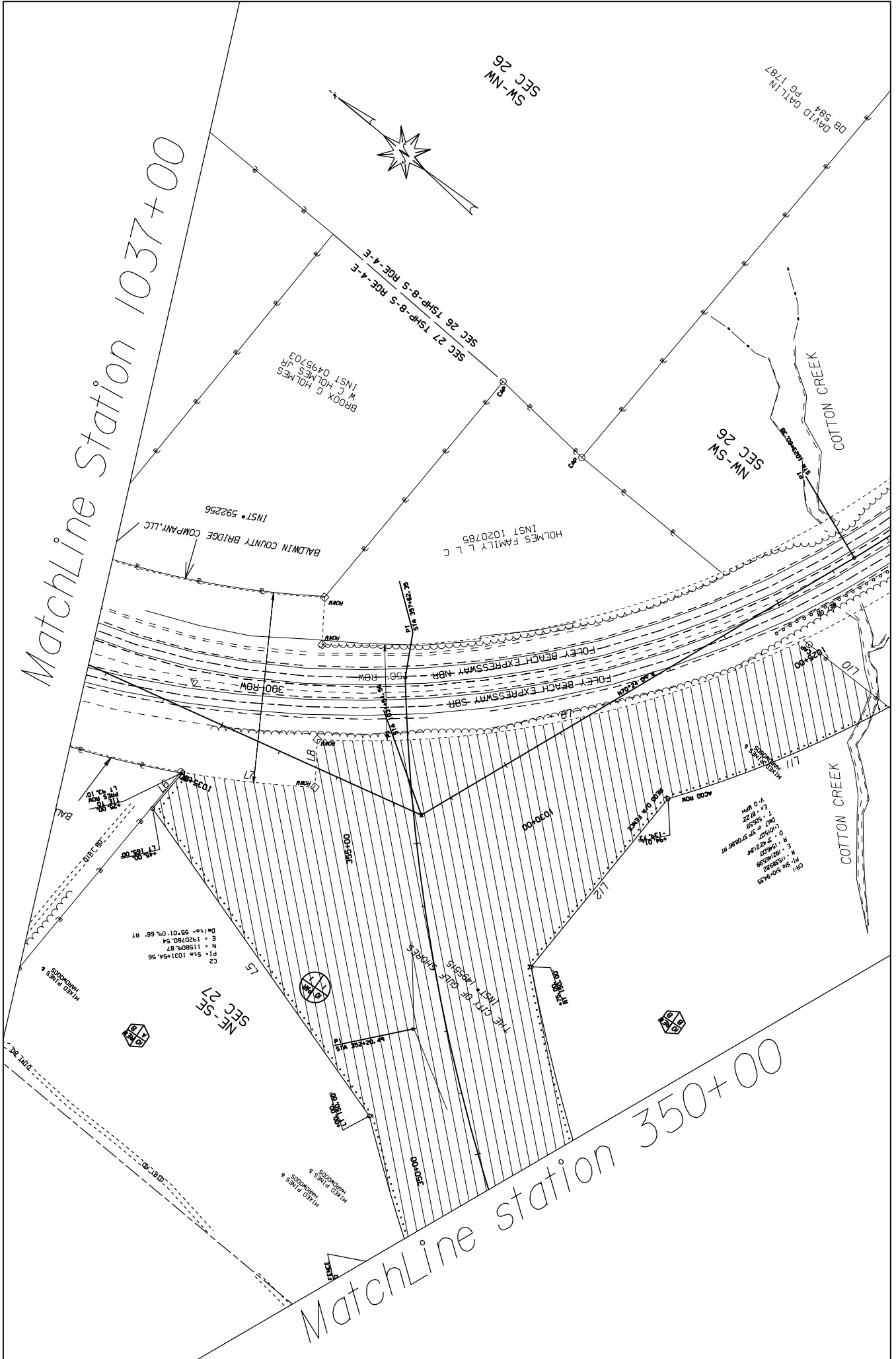
DOYCE W & SHIRLEY F ELLENBURG  
DB 427 PG 1837

COTTON CREEK

SEC 27 TSHP-8-S RGE-4-E  
SEC 34 TSHP-8-S RGE-4-E

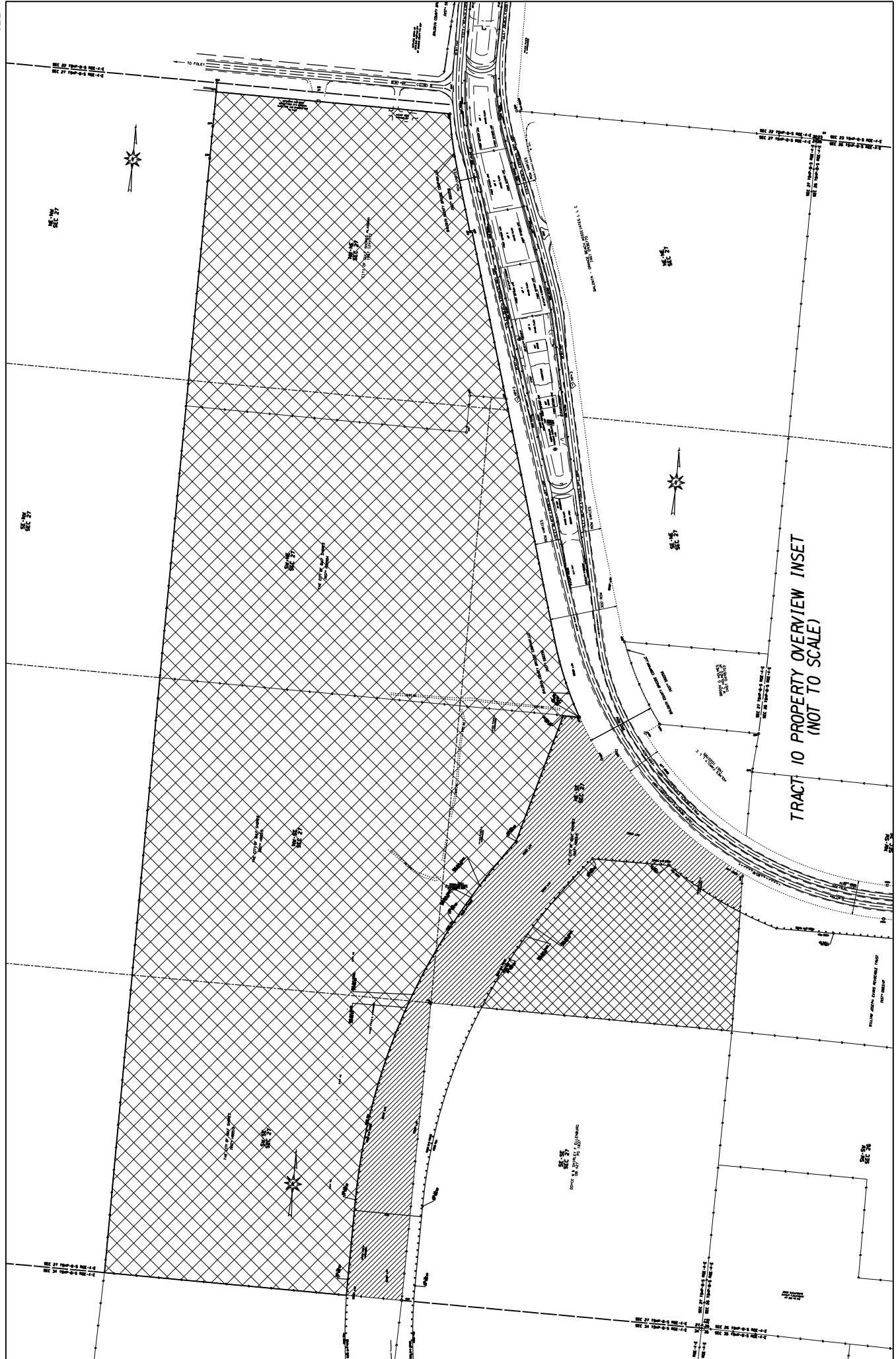
<b>Tract #:</b>	10	<b>Scale:</b>	1"=200'
<b>Grantor(s):</b>	City of Gulf Shores	<b>State:</b>	Alabama
<b>Total Before:</b>	200.48 AC	<b>County:</b>	Baldwin
<b>Total Parcels:</b>	19.91 AC	<b>Project:</b>	ST-002-999-006
<b>Total Remainder:</b>	180.57 AC	<b>CPMS #:</b>	100066949
<b>THIS IS NOT A BOUNDARY SURVEY</b>		<b>Date:</b>	08-Apr-19
		<b>Sketch:</b>	1 of 3

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<b>Tract #:</b>	10	<b>Scale:</b>	1"=200'
<b>Grantor(s):</b>	City of Gulf Shores	<b>State:</b>	Alabama
<b>Total Before:</b>	200.48 AC	<b>County:</b>	Baldwin
<b>Total Parcels:</b>	19.91 AC	<b>Project:</b>	ST-002-999-006
<b>Total Remainder:</b>	180.57 AC	<b>CPMS #:</b>	100066949
<b>THIS IS NOT A BOUNDARY SURVEY</b>		<b>Date:</b>	08-Apr-19
		<b>Sketch:</b>	2 of 3

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TRACT 10 PROPERTY OVERVIEW INSET  
(NOT TO SCALE)

<b>Tract #:</b>	10	<b>Scale:</b>	NTS
<b>Grantor(s):</b>	City of Gulf Shores	<b>State:</b>	Alabama
<b>Total Before:</b>	200.48 AC	<b>County:</b>	Baldwin
<b>Total Parcels:</b>	19.91 AC	<b>Project:</b>	ST-002-999-006
<b>Total Remainder:</b>	180.57 AC	<b>CPMS #:</b>	100066949
<b>THIS IS NOT A BOUNDARY SURVEY</b>		<b>Date:</b>	08-Apr-19
		<b>Sketch:</b>	3 of 3