

THIS INSTRUMENT PREPARED BY:
SAWGRASS CONSULTING, LLC
THEODORE, ALABAMA 36567

STATE OF ALABAMA)

COUNTY OF BALDWIN)

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 the **City of Foley, Alabama**, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), **Castille Real Estate Co, LLC, a Louisiana Limited Liability Company**, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto Baldwin County, Alabama , that property referenced as “Castille R.O.W. Dedication” as shown on Exhibit “A” attached hereto and being more particularly described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLUE COLLAR COUNTRY, PHASE 1, AS RECORDED AS SLIDE 2501-E, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S00°00'06"W, 147.38 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°00'06"W, 136.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BECK ROAD; THENCE RUN N89°42'57"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 492.60 FEET TO A POINT; THENCE RUN N70°14'40"E, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 93.76 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 20°02'25", A CHORD OF WHICH BEARS N80°15'52"E, 45.24 FEET, AN ARC DISTANCE OF 45.47 FEET TO A POINT; THENCE RUN S89°42'57"E, 244.55 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 30°17'06", A CHORD OF WHICH BEARS N75°08'32"E, 36.57 FEET, AN ARC DISTANCE OF 37.00 FEET TO A POINT; THENCE RUN N60°00'00"E, 51.81 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET A DELTA ANGLE OF 59°59'49", A CHORD OF WHICH BEARS N30°00'03"E, 70.00 FEET, AN ARC DISTANCE OF 73.30 FEET TO THE POINT OF BEGINNING, CONTAINING 20,469.04 SQUARE FEET (0.47 ACRES) MORE OR LESS AND LYING IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

TO HAVE AND TO HOLD, unto the City of Foley, 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 City of Foley, 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

GRANTEE'S ADDRESS:

City of Foley, Alabama
P.O. BOX 1750
Foley, Alabama, 36535

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 6 day of ~~June~~ Aug., 2015.

Castille Real Estate Co, LLC
a Louisiana Limited Liability Company

By [Signature] AS AGENT FOR

Its: CARROLL CASTILLE, CASTILLE REAL ESTATE Co., LLC

GRANTEE'S ADDRESS

City of Foley, Alabama
P.O. BOX 1750
Foley, Alabama. 36535

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Heather McDonald, a Notary Public in and for said County, in said State, hereby certify that Jimmy Grantham whose name as agent for Carroll Castille of the Castille Real Estate Co, LLC, a Louisiana Limited Liability Company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this 6 day of August, A.D. 2015.

Heather McDonald
My Commission Expires 3/28/17

HEATHER MCDONALD
Notary Public, State of Alabama
County of Mobile
My Commission Expires
March 28, 2017

WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

BECK ROAD
CITY OF
FOLEY, ALABAMA

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 the grantor(s) have hereunto set their hands and seal(s) this
the 6 day of August, 2015.

Castille Real Estate Co, LLC
A Louisiana Limited Liability Company

By [Signature] AS AGENT FOR

Its: Castille Real Estate, Co. LLC

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Heather McDonald, a Notary Public in and for said County, in said State, hereby certify that Jimmy Grantham whose name as agent for Carroll Castille of the Castille Real Estate Co, LLC, a Louisiana Limited Liability Company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this 6th day of August, AD. 2015.

Heather McDonald

My Commission Expires: 3/28/17

HEATHER MCDONALD
Notary Public, State of Alabama
County of Mobile
My Commission Expires
March 28, 2017

 CASTILLE R.O.W. DEDICATION
 CITY OF FOLEY R.O.W. VACATION

CASTILLE R.O.W. DEDICATION:

CITY OF FOLEY R.O.W. VACATION:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLUE
COLLAR COUNTRY, PHASE 1, AS RECORDED AS SLIDE
2501-E, IN THE OFFICE OF THE JUDGE OF PROBATE,
BALDWIN COUNTY, ALABAMA; THENCE RUN S00°00'06"W,
147.38 FEET TO A POINT; THENCE RUN S00°00'06"W,
136.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY
OF BECK ROAD; THENCE RUN N89°42'57"W, ALONG SAID
NORTH RIGHT-OF-WAY LINE, 492.60 FEET TO THE POINT
OF BEGINNING; THENCE RUN S70°14'40"W, LEAVING SAID
NORTH RIGHT-OF-WAY LINE, 46.00 FEET TO A POINT;
THENCE RUN SOUTHWESTERLY ALONG A CURVE TO THE
RIGHT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE
OF 20°02'23", A CHORD OF WHICH BEARS S80°15'52"W,
24.36 FEET, AN ARC DISTANCE OF 24.48 FEET TO A POINT
ON THE SOUTH RIGHT-OF-WAY OF SAID BECK ROAD;
THENCE RUN N89°42'57"W, ALONG SAID SOUTH
RIGHT-OF-WAY LINE, 72.19 FEET TO A POINT; THENCE
RUN N00°19'21"E, LEAVING SAID SOUTH RIGHT-OF-WAY
LINE, 20.00 FEET TO A POINT ON SAID NORTH
RIGHT-OF-WAY LINE; THENCE RUN S89°42'57"E, ALONG
SAID NORTH RIGHT-OF-WAY LINE, 139.37 FEET THE POINT
OF BEGINNING, CONTAINING 2,230.46 SQUARE FEET MORE
OR LESS AND LYING IN SECTION 4, TOWNSHIP 8 SOUTH,
RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

POINT OF COMMENCEMENT

S89°55'30"W
42.95'

$\Delta=20^{\circ}02'25''$
 $R=130.00'$
 $CH\ BRG=N80^{\circ}15'52''E$
 $CH\ DIST=45.24'$
 $L=45.47'$

$\Delta=59^{\circ}59'49''$
 $R=70.00'$
 CH BRG= $N30^{\circ}00'03''E$
 CH DIST= $70.00'$
 $L=73.30'$

$\Delta=30^{\circ}17'06''$
 $R=70.00'$
 CH BRG= $N75^{\circ}08'32''E$
 CH DIST= $36.57'$
 $L=37.00'$

N60°00'00"E
51.81'(ACT.)

~~POINT OF BEGINNING~~
CASTILLE DEDICATION

POINT OF BEGINNING
CITY OF FOLEY VACATION

N00°19'21"E -
20.00'(ACT.)

N89°42'57" W
72.19'(ACT.)

$\Delta=20^{\circ}02'23''$
 $R=70.00'$
 CH BRG= $S80^{\circ}15'52''W$
 CH DIST= $24.36'$
 $L=24.48'$

**RIGHT-OF-WAY EXHIBIT
BECK ROAD/TROLLEY ROUTE R.O.W.
CITY OF FOLEY**



Sawgrass
CONSULTING, LLC
ENGINEERING – SURVEYING – CONSTRUCTION MANAGEMENT

5535 Business Parkway, Theodore, AL 36582
www.SawgrassLLC.com

Phone: (251) 544-7900
Fax: (251) 544-7918

SCALE	DATE JUN 2010	DRAWN BY	CHECKED BY	SHEET 1 OF 1
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