

THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO
VOLKERT, INC.
3809 MOFFETT ROAD
MOBILE, AL 36618

STATE OF ALABAMA)
COUNTY OF BALDWIN)

PROJECT NO. AC0A59521- ATRP(003)
CPMS PROJ. NO.
TRACT NO. 3
DATE: 7/11/2014

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of _____ dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as 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 Department of Transportation a permanent easement and right of way including all right, title and interest in and to all timber growing or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across such right of way easement. The easement and right of way hereby granted is more particularly located and described as follows:

A part of the SW ¼ of NW ¼, Section 4, Township 8 South, Range 4 West, identified as Tract No. 3 on Project No. ACOA59521-ATRPO in Baldwin County, Alabama and being more fully described as follows:

Beginning at the Northwest corner of Lot 1, Ryan's Subdivision, Slide 1673-B in the Probate Court of Baldwin County, Alabama, thence N 89°51'40" E along the acquired right of way line a distance of 87.30 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 49.30' right of and perpendicular to Pride Drive centerline at station 12+49.53);

Thence S 83°12'36" W along the permanent drainage easement line a distance of 85.19 feet to a point on the present R/W line of State Road 59 (said point is tie to present R/W line of State Road 59 at Pride Drive centerline station 11+34.93);

Thence N 15°21'32" W along the Present R/W line of State Road 59 a distance of 10.23 feet to the POINT OF BEGINNING of the Property herein described, containing 0.010 acres more or less.

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, the said easement and right of way including all right, title, and interest in and to such timber aforementioned unto the State of Alabama and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with the State of Alabama that I (we) am (are) lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchase price, above stated, I (we) hereby release the state of Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the exercise of any of the rights herein granted.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the _____ day of _____, 20____.

(LS)

(LS)

(LS)

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

<p>to STATE OF ALABAMA</p> <p>PERMANENT DRAINAGE EASEMENT</p> <p>STATE OF ALABAMA</p>	<p>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____.</p>	<p>Judge of Probate _____ County, Alabama.</p>
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TRACT NO.	RAC 3	PROJECT	ALUAS59521-AIRP(003)
OWNER	RYANS VENTURES LLC	COUNTY	BALDWIN
TOTAL BEFORE	2.293 AC	SCALE:	1" = 100'
R. O. W. REQUIRED	0.000 AC	DATE:	7/3/14
REMAINDER	2.293 AC	REVISED:	
P. D. E. REQUIRED	0.010 AC	SHEET :	1 OF 1

CITY OF FOLEY

THIS IS NOT A
BOUNDARY SURVEY

