

STATE OF ALABAMA

COUNTY OF BALDWIN

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$ 10.00 dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **RS FOL AL M 01, LLC**, a Texas limited liability company, have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the City of Foley 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 portion of Lot One (1) and Lot Twenty-Two (22), Block "A", North Lynndale, located in the SE ¼ of Section 20, Township 7 South, Range 4 East, City of Foley, Baldwin County, Alabama and being more fully described as follows:

Beginning at the intersection of the existing southern Right of Way of W. Fern Avenue and the western Right of Way of N. McKenzie Street, being the northeast corner of Lot One (1), Block "A", North Lynndale, being marked by a found ½" rebar pin and being the **Point of Beginning**;

From the **Point of Beginning**, proceed S 00° 05' 13" W along the western Right of Way of N. Mckenzie Street a distance of 10.00 feet to a set ½" rebar pin;

Thence proceed S 89° 46' 28" W a distance of 279.95' to a set ½" rebar pin located on the eastern Right of Way of Lynndale Court;

Thence proceed N 00° 13' 32" W along the eastern Right of Way of Lynndale Court a distance of 10.00 feet to the existing southern Right of Way of W. Fern Avenue, said point being the northwest corner of Lot Twenty-Two (22), Block "A", North Lynndale and being marked by a found ½" rebar pin;

Thence proceed N 89° 46' 28" E along the southern Right of Way of W. Fern Avenue a distance of 280.00 feet back to the **Point of Beginning**;

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 City of Foley and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with the City of Foley 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 City of Foley, 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 27 day of FEBRUARY, 2026.

RS FOL AL M 01, LLC, a Texas limited liability company

By: *Beau Tucker*
Its: *Manager*

ACKNOWLEDGMENT FOR CORPORATION

STATE OF TEXAS
COUNTY OF WEBB

I, LAINÉ TORRES, a NOTARY in and for said County, in said State, hereby certify that BEAU TUCKER whose name as MANAGER of RS FOL AL M 01, LLC, a Texas 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 27 day of FEBRUARY, A.D. 2026.

Laine Torres
Official Title NOTARY

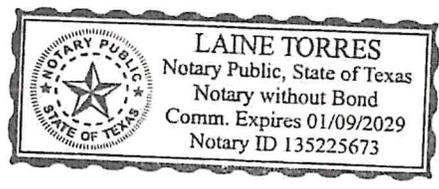
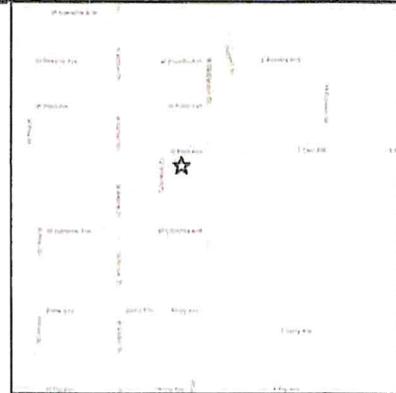
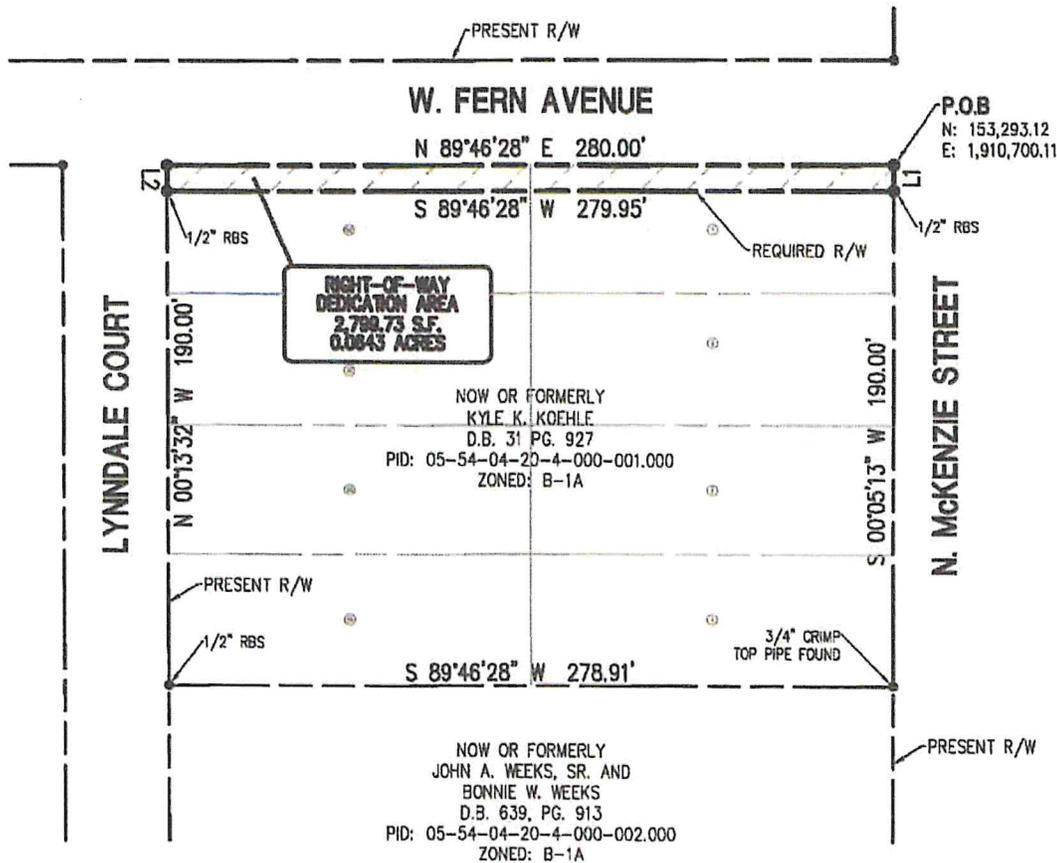


EXHIBIT A
Property Sketch

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°05'13" W	10.00'
L2	N 00°13'32" W	10.00'



TOTAL ACREAGE BEFORE DEDICATION: 1.2831 ACRES
 TOTAL RIGHT-OF-WAY ACREAGE ACQUIRED: 0.0643 ACRES
 TOTAL REMAINING ACREAGE: 1.2188 ACRES



THIS IS NOT A BOUNDARY SURVEY
RIGHT-OF-WAY DEDICATION EXHIBIT

**CITY OF FOLEY
BALDWIN COUNTY**

THE SOUTHEAST QUARTER OF SECTION 20 - TOWNSHIP 7 SOUTH
RANGE 4 EAST - CITY OF FOLEY - BALDWIN COUNTY - ALABAMA



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PROJECT: 25-135-0 DATE: 10-28-25
 DWG NAME: 25-134-0 ROW Exhibit.dwg SCALE: 1" = 60 FT.