

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. 1
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 TEN dollar(s) cash in hand paid, the

receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s),

Robert C. Sausnick, PRES 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 NW ¼ of NW ¼, Section 4, Township 8 South, Range 4 West, and a part of
identified as Tract No. 1 on Project No. ACOA59521-ATRPO(003) in Baldwin County,
Alabama and being more fully described as follows:**

PDE 1 of 1:

Commencing at the Northwest corner of MMAB Subdivision Slide 2240-F in the Probate Court
of Baldwin County, Alabama, thence N 00°19'38" W along the present R/W line of State Road
59 a distance of 50.00 feet to a point on the Acquired R/W line of Pride Drive (said point is
offset to tie to the present R/W line of State Road 59 at Pride Drive centerline station
11+24.59);

Thence N 89°51'40" E along the acquired R/W line a distance of 772.81 feet to a point on
permanent drainage easement line of Pride Drive to the POINT OF BEGINNING (said point is
offset 52.34' left of and perpendicular to Pride Drive centerline at station 18+97.40);

Thence N 28° 32'12" E along the permanent drainage easement line a distance of 14.50 feet
to a point on the permanent drainage easement line of Pride Drive (said point is offset 65.08'
left of and perpendicular to Pride Drive centerline at station 19+04.33);

Thence N 87°27'00" E along the permanent drainage easement line a distance of 196.02 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 73.80' left of and perpendicular to Pride Drive centerline at station 21+00.16);

Thence S 83°12'30" E along the permanent drainage easement line a distance of 108.27 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 61.00' left of and perpendicular to Pride Drive centerline at station 22+07.67);

Thence S 90°00'00" E along the permanent drainage easement line a distance of 118.69 feet to a point on the grantor's property line;

Thence S 00°06'35" W along the grantor's property line a distance of 7.62 feet to a point on the Acquired R/W line of Pride Drive;

Thence S 89°51'40" W along the Acquired R/W line a distance of 428.95' feet to the POINT OF BEGINNING of the Property herein described, containing 0.134 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

11 day of July, 2014.

RCS Properties of Alabama, Inc. (LS)

Robert C. Sausage (LS)

ROBERT C SAUSAGE (LS)
PRES

STATE OF Florida)
COUNTY OF Essex

Given under my hand and official seal this 11 day of July, 2014.


NOTARY PUBLIC

9/6/15

County _____

Given under my hand this _____ day of _____, A.D. 20____.

Official Title

to

STATE OF ALABAMA

PERMANENT DRAINAGE EASEMENT

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

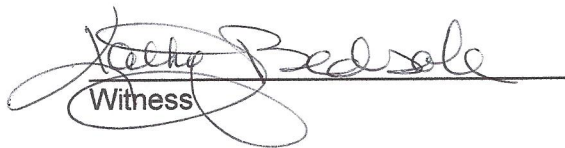
County, Alabama.

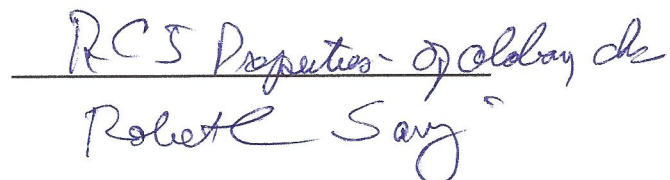
**WAIVER OF RIGHTS TO
APPRAISAL AND JUST COMPENSATION AND RIGHT-OF-ENTRY**

**CONSTRUCTION OF PRIDE DRIVE BETWEEN
HIGHWAY 59 AND SOUTH JUNIPER STREET
CITY OF FOLEY, ALABAMA
BALDWIN COUNTY**

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, we have hereunto set our hands and seals on this the 11
day of July, 2014.


Witness


RCS Properties of Alabama Inc
Robert Sansing
ROBERT C SANSING
PRES

ACKNOWLEDGMENT

Florida
STATE OF ALABAMA)
Escambia
COUNTY OF BALDWIN)

I, Kathy Bedsole, a Notary Public, in and for said County in said
State, hereby certify that Robert C. Sansing, whose name(s)
_____, signed to the foregoing conveyance, and
who is personally known to me, acknowledge 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 11 day of July, 2014.

KATHY BEDSOLE
Notary Public-State of Florida
Commission # FF 30210
Comm. Expires Sept. 6, 2017

Kathy Bedsole
NOTARY PUBLIC

My Commission Expires 9/6/17

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA)
COUNTY OF BALDWIN)

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 _____, 20____.

Official Title _____

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. 1

DATE: 7/11/2014

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
TEN 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), RCS Properties of Alabama, Inc.

ROBERT C. SAKSING, PRES
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 NW ¼ of NW ¼, Section 4, Township 8 South, Range 4 West, identified as Tract
No. 1 on Project No AC0A59521- ATRP(003) in Baldwin County, Alabama and being more
fully described as follows:**

Parcel 1 of 1:

Beginning at the Northwest corner of MMAB Subdivision Slide 2240-F in the Probate Court of
Baldwin County, Alabama, thence N 00°19'38" W along the present R/W line of State Road 59 a
distance of 50.00 feet to a point on the acquired R/W line of Pride Drive (said point is offset to tie to
the present R/W line of State Road 59 at Pride Drive centerline station 11+24.59);

Thence N 89°51'40" E along the acquired R/W line a distance of 1201.76 feet to a point on the
grantor's property line;

Thence S 00°06'35" W along the grantor's property line a distance of 50.00 feet to a point on the
grantor's property line;

Thence S 89°51'40" W along the grantor's property line a distance of 1201.38 to the POINT OF
BEGINNING of the Property herein described, containing 1.379 acres more or less.

And as shown on the right of way map of record in the State of 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 or 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 11 day of Subey, 2014.

PCS Representative of Alabama, Inc.
Robert C. Sausing
ROBERT C. SAUSING, Inc.

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Essex)

I, Kathy Bedsole, a Notary Public, in and for said County in said State,
hereby certify that Robert C. Sensing, 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 11 day of July 2014.

KATHY BEDSOLE
Notary Public-State of Florida
Commission # FF 30216
Comm. Expires Sept. 6, 2017

Kathy Bedsole
NOTARY PUBLIC

My Commission Expires 9/6/17

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.

R C S PROPERTIES OF ALABAMA INC
RPB 796, PG 0308

15+00

+24.59
TIE TO
PRESENT

10/00

BEGIN WORK
PRIDE DRIVE
STA. 9+00.00

PRESENT
ROW

ACOD ROW

N89°51'40"E 1201.76'

50.00'
N00° 19' 38" W

LACD: D S89°51'40"W 1201.38'

Q CONST PRIDE DR N90°00'00"E

CONST PRIDE DR

PARCEL 1
MMAB SUBDIVISION
SLIDE 2240-F

PDE - 140 15" PALMS

+32.23
TIE TO
PRESENT

$$\begin{array}{r} +19.53 \\ \hline 49.30' \text{ RT} \end{array}$$

+34.93
TIE TO
PRESENT

PRESENT ROW

RYAN'S SUBDIVISION
SLIDE 1673-B

$$\begin{array}{r} +77.53 \\ 48.43' \text{ RT} \\ \hline +77.53 \\ 50.91' \text{ RT} \end{array}$$

+13.06
50.21' RT

SW QUARTER
OF THE
NW QUARTER
SECTION 4
T-8-S R-4-W

SHOPS OF RIVIERA SUBDIVISION
SLIDE 2139-B

THIS IS NOT A
BOUNDARY SURVEY

PROJECT AC0A59521-ATRP(003)

COUNTY BALDWIN

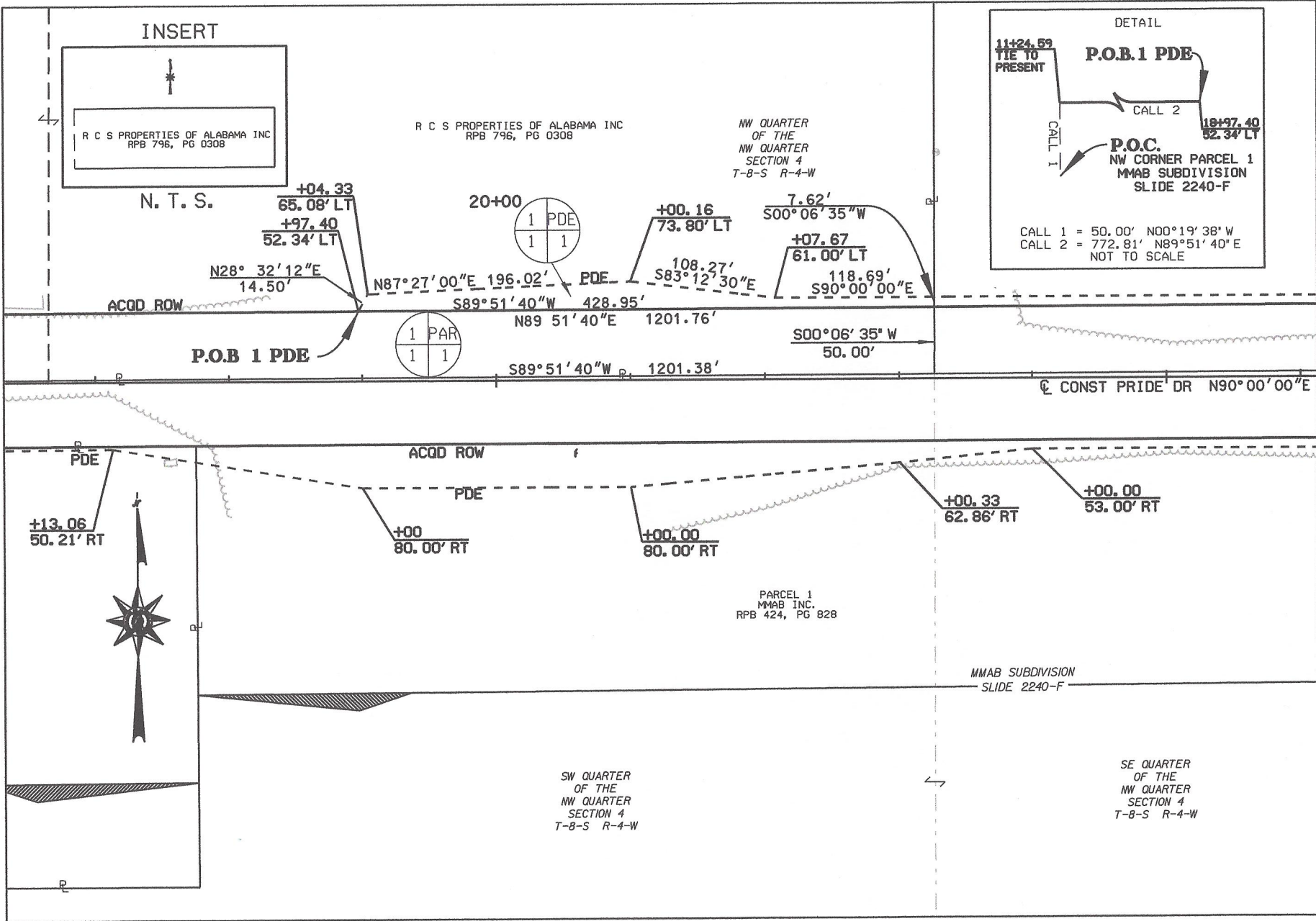
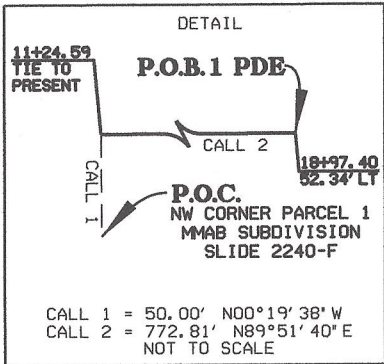
SCALE: 1" = 100'

DATE; 7/11/14

REVISED: _____

SHEET : 1 OF 2

1 OF 2



MATCHLINE SHEET 1 OF 2

THIS IS NOT A
BOUNDARY SURVEY

TRACT NO.	TRACT 1	PROJECT	AC0A59521-ATRP(003)
OWNER	R C S PROPERTIES OF ALABAMA INC	COUNTY	BALDWIN
TOTAL BEFORE	9.870 AC	SCALE:	1" = 100'
R.O.W. REQUIRED	1.379 AC	DATE,	7/11/14
REMAINDER	8.491 AC	REVISED:	
REQUIRED R.O.W. of PDE	0.134 AC	SHEET :	2 OF 2

