



Baldwin County Revenue Commissioner

The Server will be unavailable Saturday, July 26, 2014 from 11:00 P.M. CDT until Sunday July 27, 2014 at 12:00 P.M. CDT for routine maintenance.

We apologize for any inconvenience this may cause

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 7/23/2014

Tax Year 2014
Valuation Date October 1, 2013

OWNER INFORMATION			
PARCEL	48-02-03-0-000-004.024	PPIN 324941	TAX DIST 02
NAME	BALDWIN COUNTY		
ADDRESS	BALDWIN COUNTY ADMIN BLDG ATTN: CO COMMISSION OFFICE 312 COURTHOUSE SQUARE STE 12 BAY MINETTE AL 36507		
DEED TYPE	IN BOOK 0000	PAGE	1227590
PREVIOUS OWNER	BALDWIN COUNTY		
LAST DEED DATE	3/26/2010		

DESCRIPTION
56.5' X 244.5' IRR UNECONOMICAL REMNANT PARCEL 1 DESC AS COM AT SW COR OF SW1/4 SEC 3, TH N 641.5' TO PT ON N R/W OAK RIDGE RD, TH E ALG CURVE 81', TH E 78' TO R/W OF CR 83 FOR POB, TH N 244.5', TH E 56.5', TH S 270', TH NW ALG R/W 49.5' TO POB SEC 3-T6S-R4E (FSWD)

PROPERTY INFORMATION			
PROPERTY ADDRESS	21013 OAK RIDGE DR		
NEIGHBORHOOD	CENTRLBALD	CENTRAL BALDWIN AREA	
PROPERTY CLASS	SUB CLASS		
LOT	BLOCK		
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION	ZONING		

PROPERTY VALUES			
LAND:	10800	CLASS 1:	TOTAL ACRES: .24
BUILDING:	=====	CLASS 2:	10800
		CLASS 3:	
TOTAL PARCEL VALUE:	10800		
ESTIMATED TAX:			

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET</u>	<u>USE</u>
								<u>VALUE</u>	<u>VALUE</u>
M	LAND	1	ST AC5	.24 acres	9110-VAC RES	2	N N	10800	

[View Tax Record](#)

Back

[Home](#) | [Search](#) | [Real Property](#) | [Appraisals](#) | [Terms of Use](#) | [Privacy Policy](#) | [Contact Us](#) | [Help](#)



Baldwin County Revenue Commissioner

Copyright 2012

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 5/ 7/2013

Tax Year 2013

Valuation Date October 1, 2012

OWNER INFORMATION			
PARCEL	48-02-03-0-000-004.024	PPIN 324941	TAX DIST 02
NAME	BALDWIN COUNTY		
ADDRESS	312 COURTHOUSE SQ STE 12 BAY MINETTE, AL 36507		
DEED TYPE IN BOOK	0000	PAGE	1227590
PREVIOUS OWNER	BALDWIN COUNTY		
LAST DEED DATE	3/26/2010		

DESCRIPTION
56.5' X 244.5' IRR UNECONOMICAL REMNANT PARCEL 1 DESC AS COM AT SW COR OF SW1/4 SEC 3, TH N 641.5' TO PT ON N R/W OAK RI DGE RD, TH E ALG CURVE 81', TH E 78' TO R/W OF CR 83 FOR POB , TH N 244.5', TH E 56.5', TH S 270', TH NW ALG R/W 49.5' TO POB SEC 3-T6S-R4E (FSWD)

PROPERTY INFORMATION	
PROPERTY ADDRESS	21013 OAK RIDGE DR
NEIGHBORHOOD	CENTRLBALD CENTRAL BALDWIN AREA
PROPERTY CLASS	SUB CLASS
LOT BLOCK	
SECTION/TOWNSHIP/RANGE	00-00 -00
LOT DIMENSION	ZONING

PROPERTY VALUES			
LAND:	6700	CLASS 1:	TOTAL ACRES: .24
BUILDING:		CLASS 2:	6700 TIMBER ACRES:
	=====	CLASS 3:	
TOTAL PARCEL VALUE:	6700		
ESTIMATED TAX:	\$0.00		

DETAIL INFORMATION									
CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET VALUE	USE VALUE
M	LAND	1	ST	AC5 .24 acres	9110-VAC RES	2	N N	6700	

[View Tax Record](#)

[Back](#)

[Home](#) | [Search](#) | [Real Property](#) | [Appraisals](#) | [Terms of Use](#) | [Privacy Policy](#) | [Contact Us](#) | [Help](#)

THIS INSTRUMENT PREPARED FOR THE
BALDWIN COUNTY HIGHWAY DEPARTMENT
BY VOLKERT & ASSOCIATES
MOBILE, ALABAMA 36618

STATE OF ALABAMA)
COUNTY OF BALDWIN)

PROJECT NO. HPP-1702 (904)
CR 83
(FROM CR 32 TO US HWY 90)
TRACT NO. 62D REV

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SEVENTY SEVEN THOUSAND NINE HUNDRED SEVENTY AND 00/100THS-- dollar(s), cash in hand paid to the undersigned by Baldwin County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), TANA C. BROOKS, A SINGLE PERSON

have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Baldwin County the following described property:

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East identified as Tract Number 62D on the CR 83 Project in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the 1" pinch top found at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East in Baldwin County, Alabama;

Thence run northerly along the west line of said Section 3 a distance of 641.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road;

Thence run easterly along a curve to the right and along the existing north R/W line of Oak Ridge Road a distance of 43 feet, more or less, to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the grantor's west property line a distance of 702.5 feet, more or less, to the grantor's northwest property corner;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T. JOHNS
Filed/cert. 4/ 7/2010 8:10 AM
TOTAL \$ 0.00
7 Pages

1227590



Thence run easterly along the grantor's north property line a distance of 144.5 feet, more or less, to a point on the acquired east R/W line of CR 83;

Thence run southerly along the acquired R/W line of CR 83 a distance of 402 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 285+00);

Thence run easterly along the acquired R/W line of CR 83 a distance of 63 feet, more or less, to a point on the grantor's east property line;

Thence run southerly along the grantor's east property line a distance of 98 feet, more or less, to a point on the acquired east R/W line of CR 83;

Thence run westerly along the acquired R/W line of CR 83 a distance of 56.5 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 283+90);

Thence run southerly along the acquired R/W line of CR 83 a distance of 244.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road (said point offset to tie right of and perpendicular to project centerline at Station 281+45.35);

Thence run northwesterly along the existing R/W line Oak Ridge Road a distance of 78 feet, more or less, to a point;

Thence run northwesterly along a curve to the left and along the existing R/W line of Oak Ridge Road a distance of 36.5 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 2.173 acres, more or less.

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East identified as Tract Number 62D URP 1 of 2 on the CR 83 Project in Baldwin County, Alabama and being more fully described as follows:

Uneconomical Remnants Parcel 1 of 2:

Commencing at the 1" pinch top found at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East in Baldwin County, Alabama;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

Thence run northerly along the west line of said Section 3 a distance of 641.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road;

Thence run easterly along the existing north R/W line of Oak Ridge Road along a curve to the right a distance of 81 feet, more or less, to a point;

Thence continue easterly along the existing north R/W line of Oak Ridge Road a distance of 78 feet, more or less, to a point on the acquired R/W line of CR 83 (said point offset to tie right of and perpendicular to project centerline at Station 281+45.35) and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the acquired R/W line of CR 83 a distance of 244.5 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 283+90);

Thence run easterly along the acquired R/W line of CR 83 a distance of 56.5 feet, more or less, to a point on the grantor's east property line;

Thence run southerly along the grantor's east property line a distance of 270 feet, more or less, to an iron pin found on the existing R/W line of Oak Ridge Road (the grantor's southeast property corner);

Thence run westerly along the existing R/W line of Oak Ridge Road a distance of 49.5 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.269 acres, more or less.

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East identified as Tract Number 62D URP 2 of 2 on the CR 83 Project in Baldwin County, Alabama and being more fully described as follows:

Uneconomical Remnants Parcel 2 of 2:

Commencing at the 1" pinch top found at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 4 East in Baldwin County, Alabama;

Thence run northerly along the west line of said Section 3 a distance of 641.5 feet, more or less, to a point on the existing north R/W line of Oak Ridge Road;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

Thence run easterly along the existing north R/W line of Oak Ridge Road along a curve to the right a distance of 81 feet, more or less, to a point;

Thence continue easterly along the existing north R/W line of Oak Ridge Road a distance of 78 feet, more or less, to a point on the acquired R/W line of CR 83 (said point offset to tie right of and perpendicular to project centerline at Station 281+45.35);

Thence run northerly along the acquired R/W line of CR 83 a distance of 244.5 feet, more or less, to a point (said point is offset 120 feet right of and perpendicular to project centerline at Station 283+90);

Thence continue northerly a distance of 110 feet, more or less, to a point on the acquired R/W line of CR 83 (said point is offset 120 feet right of and perpendicular to project centerline at Station 285+00) and being the Point of Beginning of the property herein to be conveyed;

Thence run northerly along the acquired R/W line of CR 83 a distance of 402 feet, more or less, to a point on the grantor's north property line;

Thence run easterly along the grantor's north property line a distance of 83 feet, more or less, to the grantor's northeast property corner;

Thence run southerly along the grantor's east property line a distance of 415 feet, more or less, to a point on the acquired R/W line of CR 83;

Thence run westerly along the acquired R/W line of CR 83 a distance of 63 feet, more or less, to the Point of Beginning of the property herein conveyed and containing 0.680 acres, more or less.

And as shown on the right of way map of record in the Baldwin County Highway Department, 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 Baldwin County, its successors and assigns in fee simple forever.

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 26~~th~~ day of March, 2010.

Tana C. Brooks
TANA C. BROOKS

GRANTOR'S ADDRESS:

21013 Oak Ridge Dr.
Robertsdale, AL 36567

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, TRACY VASKO, a Notary Public, in and for said County in said State, hereby certify that TANA C. BROOKS, whose name (s) 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, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2010.

Tracy Vasko
NOTARY PUBLIC

My Commission Expires 10/9/2013

ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____)

COUNTY OF _____)

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.

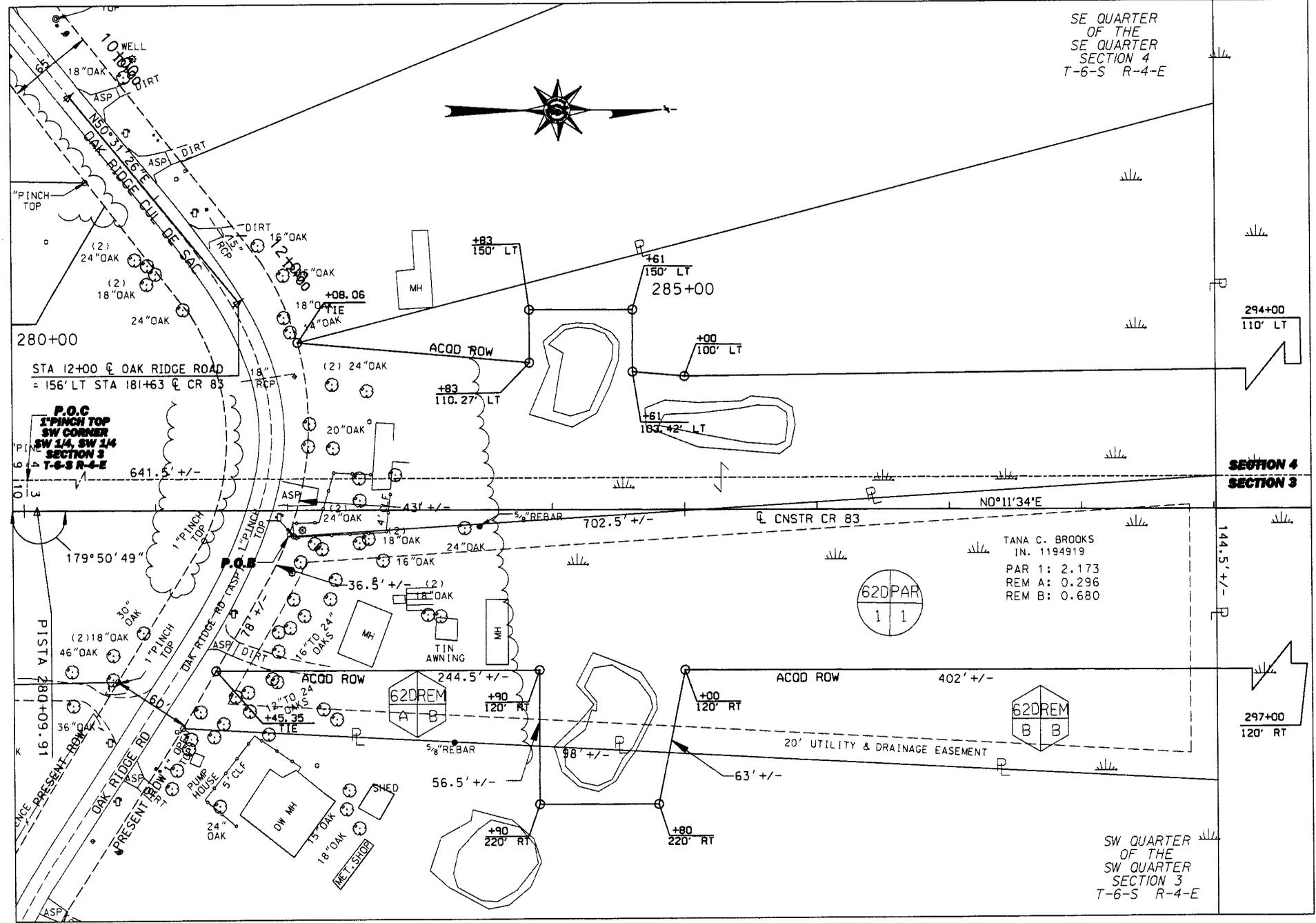
Given under my hand this _____ day of _____, A.D. 2010.

Official Title _____

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

SE QUARTER
OF THE
SE QUARTER
SECTION 4
T-6-S R-4-E



SECTION 4
SECTION 3

TANA C. BROOKS
IN. 1194919
PAR 1: 2.173
REM A: 0.296
REM B: 0.680

SW QUARTER
OF THE
SW QUARTER
SECTION 3
T-6-S R-4-E

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO. 62D PROJECT NO. HPP-1702 (904)
OWNER TANA C. BROOKS COUNTY BALDWIN

TOTAL ACREAGE 3.149 SCALE: 1" = 100'
R.O.W. REQUIRED 2.173 DATE: 09-02-09
REMAINDER 0.976 SHEET: 1 OF 1

REVISED: _____