

IN THE CIRCUIT COURT OF BALDWIN COUNTY, ALABAMA

CITY OF ORANGE BEACH, ALABAMA)	
A Municipal Corporation,)	
)	
Petitioner,)	
)	CASE NO. 2021-900073
v.)	
)	
GEORGENE CONNER; TEDDY J. FAUST)	
AS BALDWIN COUNTY REVENUE)	
COMMISSIONER)	
)	
Defendants.)	

FINAL ORDER AND JUDGMENT

THIS MATTER comes on before the Court on Plaintiff's and Defendant's joint stipulation and motion for judgment.

It is ORDERED, ADJUDGED and DECREED that,

1. The Plaintiff has the authority and right to take the property herein described by eminent domain pursuant to Alabama Constitution Section 235 and Ala. Code §§11-47-170 and 11-80-1, and that the property herein described be condemned for the uses and purposes set forth in Plaintiff's complaint, as amended, and that fee simple title to said property be transferred to the Plaintiff upon payment of compensation herein after described; said property being described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N00°03'10"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 2605.17 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE AND SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 180 (AKA CANAL ROAD); THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°56'32"E, 601.55 FEET TO A POINT; THENCE RUN S00°03'30"W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, 400.00 FEET TO A POINT; THENCE RUN S89°56'32"W, 381.52 FEET TO A POINT; THENCE RUN

S00°03'10"W, 2204.33 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 1; THENCE RUN S89°43'24"W, ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, 220.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.66 ACRES MORE OR LESS.

2. The Plaintiff shall pay as just compensation to the Defendants for the hereinabove described property the total amount of \$3,300,000.00. The Plaintiff has previously deposited \$2,018,585.00 with the Court. Of said amount, \$1,300,490.00 has been withdrawn by the Defendant. The Plaintiff shall deposit an additional \$1,281,415.00 with the Court.

3. The Defendant, Georgene Conner, shall obtain a waiver from the Baldwin County Revenue Commissioner stating that all taxes have been paid and that no taxes are due or owing. Once the waiver is filed and the deposit is made, the Clerk is hereby ordered to pay all amounts on deposit to the Defendant, Georgene Conner, care of her attorney, J. Casey Pipes, Esq.

4. Each party to bear their own costs.

5. The Clerk shall provide the parties with certified copies of the judgment herein.

Dated this _____ day of _____, 2023.

JUDGE, CIRCUIT COURT