THIS INSTRUMENT PREPARED BY THE BALDWIN COUNTY HIGHWAY DEPARTMENT ROBERTSDALE, ALABAMA 36567

STATE OF ALABAMA )

**COUNTY OF BALDWIN** )

Project No. HW22175 County Road 28 Regional Detention Drainage Project 05-55-02-03-0-000-022.002 Tract No. 3

MAR

FEE SIMPLE WARRANTY DEED 2169010

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 02/03/2025 08:32 AM
TOTAL \$0.00 4 Pages

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars (\$10.00), cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), Francisco Hernandez and Margarita Tomas-Leco, husband and wife, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto Baldwin County, Alabama, the following described property:

### Parcel 1 of 1:

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 7 South, Range 3 East, identified as Tract Number 3 on the County Road 28 Regional Detention, Project No. HW22175 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a railroad spike found at the southwest corner of the Southwest Quarter of Section 3, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence S89°55'17"E along the south line of said Section a distance of 517.94 feet to a point;

Thence N00°00'00"E leaving the south line of said Section a distance of 40.00 feet to the grantor's southwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N00°13'33"E along the grantor's west property line a distance of 5.41 feet to a point on the acquired right-of-way line;

Thence S89°51'55"E along the acquired right-of-way line a distance of 148.17 feet to a point on the grantor's east property line;

Thence S00°18'25"W along the grantor's east property line a distance of 5.27 feet to the grantor's southeast property corner;

GRANTEE'S ADDRESS:

Thence N89°55'17"W along the grantor's south property line a distance of 148.16 feet to the Point of Beginning of the property herein conveyed and containing 0.018 acres, more or less.

As shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto Baldwin County, 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 Baldwin County, 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 ad valorem 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 \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2025.

Francisco Hernandez

Margarita Tomas-Leco

#### **ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, Baley L. Hall , a Notary Public, in and for said County in said State, hereby certify that Francisco Hernandez and Margarita Tomas-Leco, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

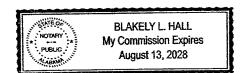
Given under my hand and official seal this 31 day of January, 2025.

Commission Expires: August 13,2628

Blakeley X H

GRANTEE'S ADDRESS:

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



## ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION AND RIGHT-OF-ENTRY

# County Rd 28 Regional Detention Project No. HW22175 Tract No. 3

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of the fact that this project is not funded and could remain unfunded for some time.

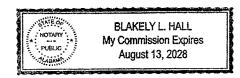
I (We) hereby acknowledge that I (we) have been made aware of my (our) rights to an appraisal and just compensation and in further consideration of the benefits accrued to my (our) property from the above-referenced project, I (we) do hereby waive my (our) rights to said appraisal and just compensation and grant right-of-entry for the construction of same.

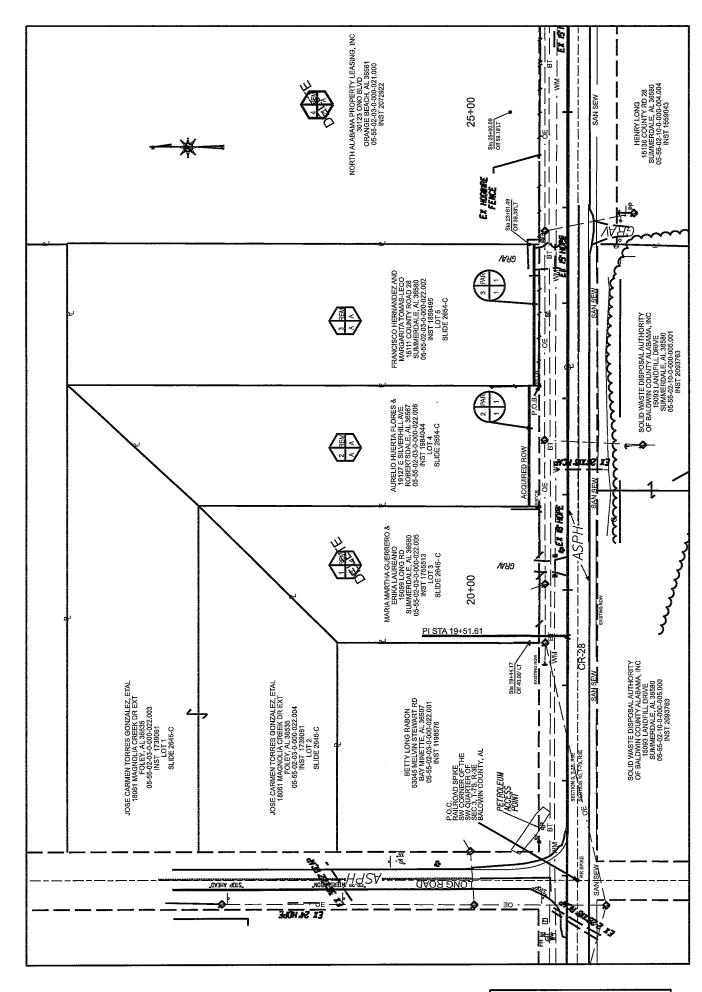
	IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the						
31	_ day of	Jan	, 2025.				
				Time Hull			
				Francisco Hernandez			
				Mugster Luff			
				Margarita Tomas-Leco			

### ACKNOWLEDGMENT

STATE OF ALABAMA	)			
COUNTY OF BALDWIN	)			
I, Bakely hereby certify that Francisc conveyance, and who are contents of this conveyance	known to me, acknowle	edged before me	on this day that, be	ing informed of the
Given under my ha	and and official seal this_	3\day of	January	2025.
		_Blot	ely Hay	PUBLIC

My Commission Expires: August 13: 2028





THIS IS NOT A BOUNDARY SURVEY

### **COUNTY OF BALDWIN**

 TRACT NO.
 3

 FRANCISCO HERNANDEZ & OWNER MARGARITA TOMAS-LECO

 TOTAL ACREAGE
 1.658

 R.O.W. REQUIRED
 0.018

 PRESCRIPTIVE R.O.W.
 N/A

 T.C.E. REQUIRED
 N/A

 REMAINDER
 1.640

PROJECT NO. HW22175

COUNTY BALDWIN

SCALE: 1"=100'

DATE; 8-14-2024

REVISED: 1-08-2025

SHEET: 1 OF 1