

2173163

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 02/27/2025 12:56 PM
TOTAL \$0.00 6 Pages



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

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. 0206411 / HW11064000

Sherman Rd

G, D, B & Pave from County Road 12

to Weeks Road

05-60-02-10-0-000-009.000

Tract No. 7

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Jose Luis Reyes, a married man, and Sulma Viviana Cervantes Verduzco, (Lienholder Interest), a married woman, hereinafter referred to as the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration this day paid to Grantor by Baldwin County, Alabama, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does hereby REMISE, RELEASE, QUITCLAIM AND CONVEY unto the Grantee, all of Grantor's right, title, interest and claim in and to the following described real property, subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in Baldwin County, Alabama, to wit:

Parcel 1 of 1:

A part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 8 South, Range 3 East, identified as Tract Number 7 on the Sherman Rd, Project No. 0206411 / HW11064000 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a set aluminum capped pipe (BCHD) found at the northeast corner of the Northwest Quarter of Section 10, Township 8 South, Range 3 East, in Baldwin County, Alabama;

Thence S00°15'38"W along the east line of said Quarter a distance of 1,468.11 feet to a point;

Thence N89°48'00"W leaving the east line of said Quarter a distance of 11.47 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S00°12'21"W along the grantor's east property line a distance of 132.49 feet to the grantor's southeast property corner;

Thence N89°47'39"W along the grantor's south property line a distance of 7.58 feet to a point on the acquired right-of-way line;

GRANTEE'S ADDRESS:

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

Thence N00°11'46"E along the acquired right-of-way line a distance of 132.49 feet to a point on the grantor's north property line;

Thence S89°47'59"E along the grantor's north property line a distance of 7.60 feet to the Point of Beginning of the property herein conveyed and containing 0.025 acres, more or less.

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

TO HAVE AND TO HOLD unto the said Grantee, or its successors and assigns for FOREVER.

THE GRANTORS HEREIN FURTHER COVENANT AND AGREE that the purchase price above stated is in full compensation to them for this conveyance.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 27th day of February, 2025.

Jose Luis R.
Jose Luis Reyes

ACKNOWLEDGMENT

STATE OF ALABAMA)

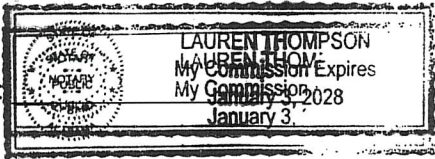
COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Jose Luis Reyes, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2025.

Lauren Thompson
NOTARY PUBLIC

Commission Expires:



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 27th day of February, 2025.

**Berenice T. Cervantes, as Attorney-in-Fact for
Sulma Viviana Cervantes Verduzco under
Durable Power of Attorney**

Berenice T. Cervantes
Sulma Viviana Cervantes Verduzco

ACKNOWLEDGMENT

STATE OF ALABAMA)

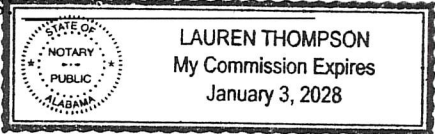
COUNTY OF BALDWIN)

I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby certify that Berenice T. Cervantes, as Attorney-in-Fact for Sulma Viviana Cervantes Verduzco under Durable Power of Attorney, whose name 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.

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

SHERMAN ROAD
FROM COUNTY ROAD 12 TO WEEKS ROAD
PROJECT NO. 0206411 / HW11064000
TRACT NO. 7

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 27th day of February, 2025.

Jose Luis R.
Jose Luis Reyes

ACKNOWLEDGMENT

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Berenice T. Cervantes
Sulma Viviana Cervantes Verduzco

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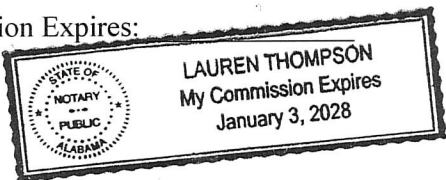
COUNTY OF BALDWIN)

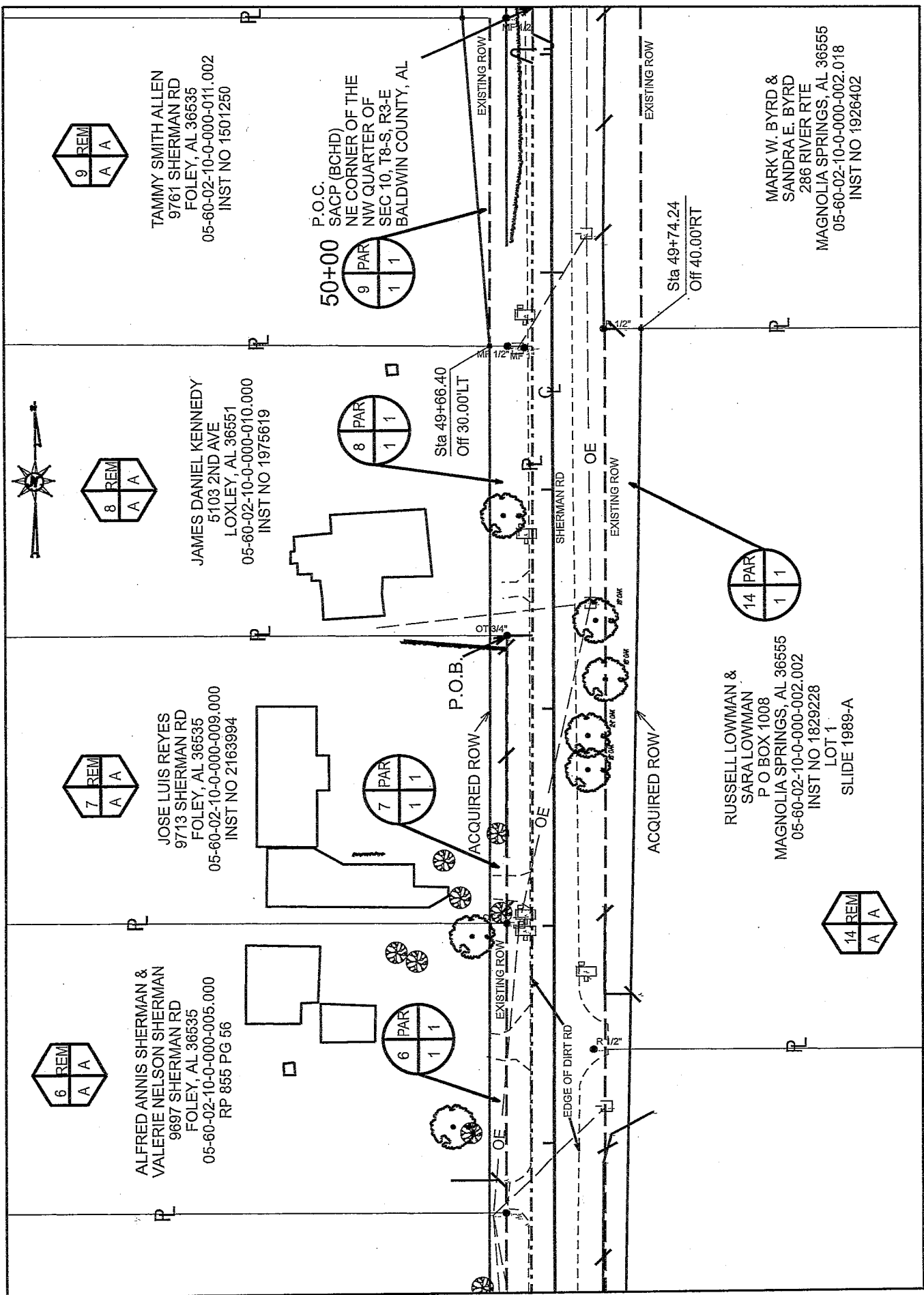
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Lauren Thompson
NOTARY PUBLIC

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BOUNDARY LINES AND ACREAGES DEPICTED ON THIS MAP MAY BE A PRODUCT OF SEVERAL SOURCES, INCLUDING DEED AND INSTRUMENT REFERENCES, CALCULATIONS, REVENUE COMMISSION DATA, OR OTHER DOCUMENTS OF HISTORICAL REFERENCE, AND MAY NOT REPRESENT ACTUAL BOUNDARIES OR ACREAGE. AS THIS IS NOT A PROFESSIONAL BOUNDARY SURVEY, A LICENSED PROFESSIONAL LAND SURVEYOR SHOULD BE COMMISSIONED TO PERFORM A BOUNDARY SURVEY TO DETERMINE ACTUAL BOUNDARIES AND SUBSEQUENT ACREAGE OF LAND PARCELS.

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	7	PROJECT NO.	0206411/HW11064000
OWNER	JOSE LUIS REYES	COUNTY	BALDWIN
TOTAL ACREAGE	4.042	SCALE:	1"=60'
R.O.W. REQUIRED	0.025	DATE;	09-03-2024
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	4.017		