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BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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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 <u>Jose Luis Reves</u>, a married man, <u>and Sulma Viviana Cervantes Verduzco</u>, (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 <u>Baldwin County</u>, <u>Alabama</u>, 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 day of February, 2025.

Jose Luis Reyes

#### **ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, <u>Lauren Thompson</u>, a Notary Public, in and for said County in said State, hereby certify that <u>Jose Luis Reyes</u>, 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 27<sup>th</sup> day of February

NOTARY PUBLIC

Commission Expires:

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

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

Benunice - Cenumbs
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.

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

Commission Expires

## 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 day of <u>February</u>, 2025.

Jose 2015 R.
Jose Luis Reyes

#### **ACKNOWLEDGMENT**

STATE OF ALABAMA )
COUNTY OF BALDWIN )

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Given under my hand and official seal this <u>27</u> day of <u>February</u>, 2025.

My Commission Expires:

Lauren Thorpson

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

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

DMUNIL J- (man)

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COUNTY OF BALDWIN	)

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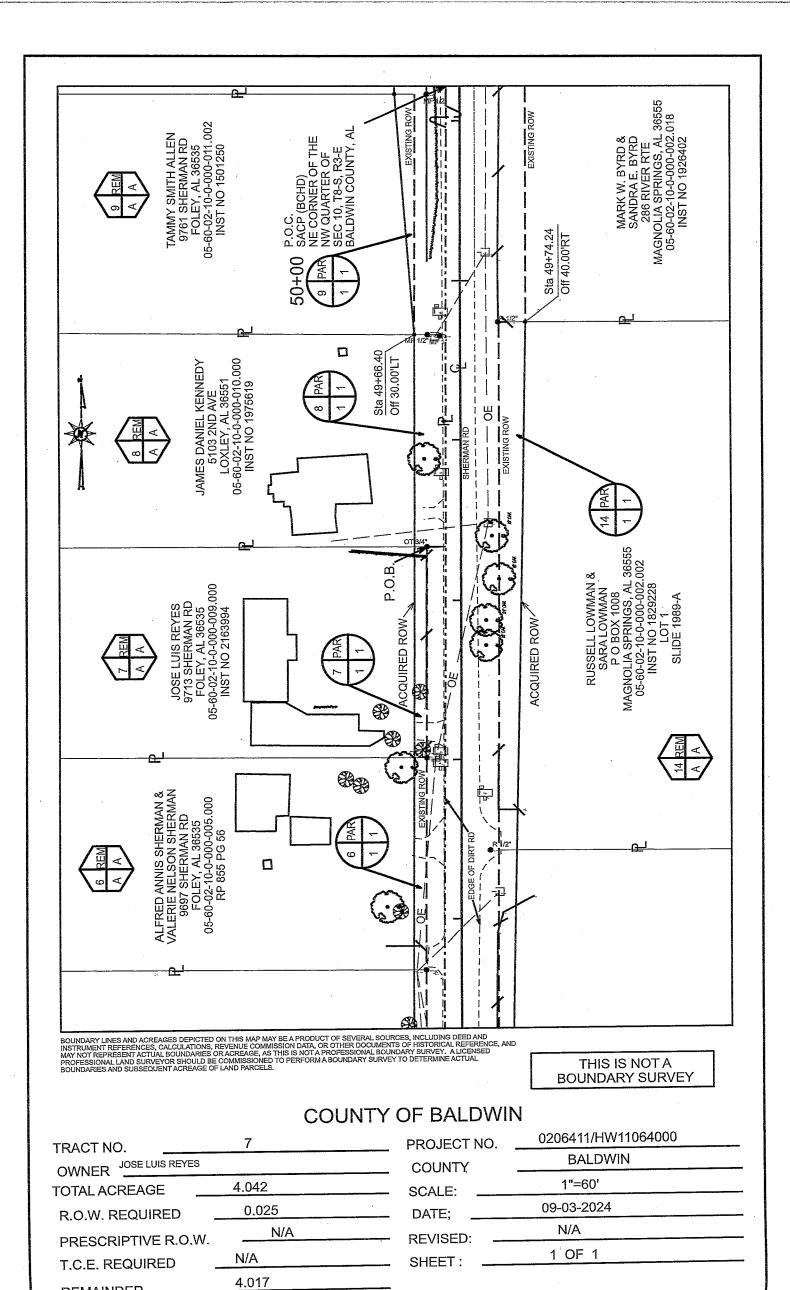
Given under my hand and official seal this 27th day of February, 2025.

Adurn Harpson
NOTARY PUBLIC

NOTART TOBBLE

My Commission Expires:

LAUREN THOMPSON
My Commission Expires
January 3, 2028



REMAINDER