



BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 5/ 2/2023 9:24 AM
TOTAL \$ 22.00
4 Pages

2061233

STATE OF ALABAMA

EASEMENT

COUNTY OF BALDWIN



KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, CUNNINGHAM HEAD, LLC, an Alabama limited liability company, hereinafter referred to as Grantor, is the owner of record of certain real property located in Baldwin County, Alabama and more particularly described as follows, to wit:

Lot 1, Palmetto Ridge Subdivision, a resubdivision of Island Club of Gulf Shores, Phase 1, according to the map or plat thereof recorded on Slide 2831-B in the Office of the Judge of Probate of Baldwin County, Alabama; and

WHEREAS, ISLAND CLUB CONDOMINIUM OWNERS ASSOCIATION, INC., an Alabama nonprofit corporation, hereinafter referred to as Grantee, is the owner of record of certain real property located in Baldwin County, Alabama and more particularly described as follows, to wit:

Lot 2, Palmetto Ridge Subdivision, a resubdivision of Island Club of Gulf Shores, Phase 1, according to the map or plat thereof recorded on Slide 2831-B in the Office of the Judge of Probate of Baldwin County, Alabama; and

WHEREAS, the Grantor desires to execute and record this Easement to burden the Grantor's aforesaid property (the servient tenement) and benefit the Grantee's aforesaid property (the dominant tenement), and the Grantee desires to accept this Easement from the Grantor, upon certain conditions as more particularly described herein below.

NOW THEREFORE, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in cash and other good and valuable consideration, this day in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby execute and record this Easement to burden the Grantor's aforesaid property (the servient tenement) and benefit the Grantee's aforesaid property (the dominant tenement), and the Grantee desires to accept this Easement from the Grantor, upon certain conditions as more particularly described as follows, to wit:

The Grantee shall have the perpetual right to use that portion of the fifteen (15) feet of the forty-five (45) foot ingress/egress easement on the Grantor's aforesaid property adjacent to the north of the Grantee's aforesaid property as shown on Slide 2831-B for four (4) gravel parking spaces as generally depicted on Exhibit A attached hereto, incorporated herein by reference and express made a part hereof. The Grantor shall initially improve the easement property for the four (4) gravel parking spaces. Thereafter the maintenance of the easement property, and the improvements thereon, shall be the Grantee's responsibility.

The Grantee and its members shall also have the perpetual right to use the pool and pool area contemplated by the Grantor, to be constructed on the Grantor's property, subject to reasonable rules, regulations and restrictions imposed by the Grantor, or its successors and assigns in title.

This Easement, and the benefits and burdens herein contained, shall run with the aforesaid lands and inure to the aforesaid Grantor and Grantee, and their successors and assigns in title to the said lands.

The Scrivener of this instrument and Taupeka Law, LLC represent the Grantor. Independent counsel should be consulted for legal advice if desired by the Grantee.

IN WITNESS WHEREOF, the undersigned have hereunto caused this instrument to be executed by their duly authorized representatives on the dates of their respective acknowledged signatures below.

GRANTOR:

CUNNINGHAM HEAD, LLC,
an Alabama limited liability company

By:

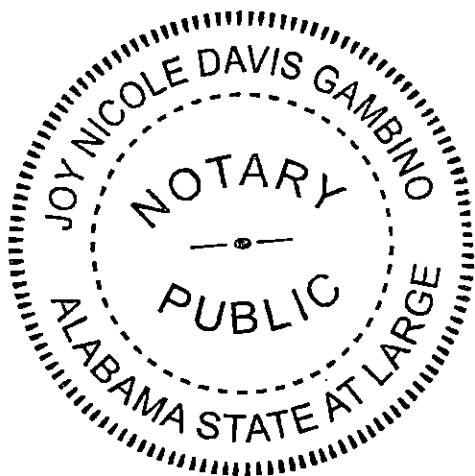

ROBERT T. CUNNINGHAM, III
Its Managing Member

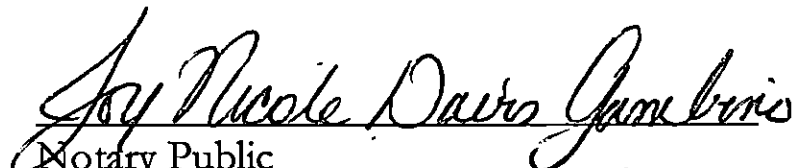
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Joy Nicole Davis Gambino, a Notary Public, in and for said County in said State, hereby certify that ROBERT T. CUNNINGHAM, III, whose name as Managing Member of CUNNINGHAM HEAD, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 26 day of April, 2023.




Notary Public
My Commission Expires: 5/26/25

GRANTEE:

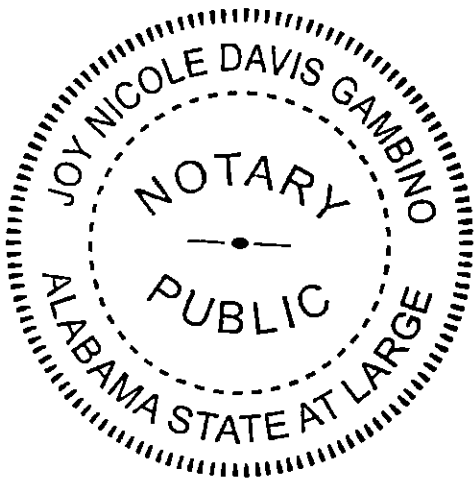
ISLAND CLUB CONDOMINIUM
OWNERS ASSOCIATION, INC.,
an Alabama nonprofit corporation

By: *Richard A Jender*
RICHARD A. JENDER
Its President

STATE OF ALABAMA

COUNTY OF BALDWIN

I, *Joy Nicole Davis Gambino*, a Notary Public, in and for said County in said State, hereby certify that RICHARD A. JENDER, whose name as President of ISLAND CLUB CONDOMINIUM OWNERS ASSOCIATION, INC., an Alabama nonprofit corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such President and with full authority, executed the same voluntarily for and as the act of said nonprofit corporation.



Given under my hand and seal this 15th day of May, 2023.

Joy Nicole Davis Gambino
Notary Public
My Commission Expires: 5/26/23

GRANTOR'S ADDRESS:

2212 Main Street
Daphne AL 36526

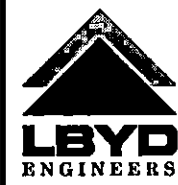
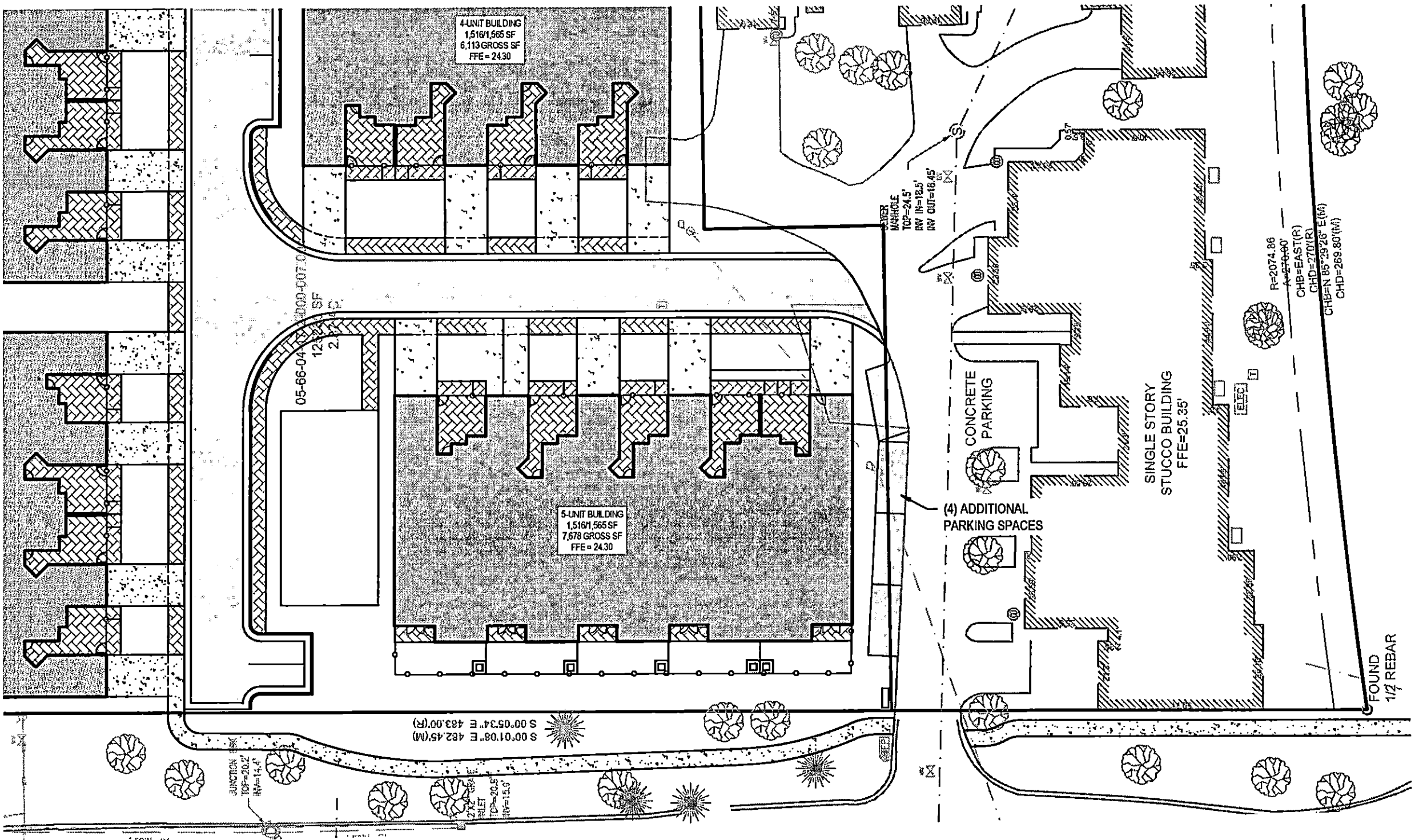
GRANTEE'S ADDRESS:

320 Fort Morgan Road
Gulf Shores AL 36542

This instrument prepared by:

MARK H. TAUPEKA
TAUPEKA LAW, LLC
25299 Canal Road, Suite A-6
Orange Beach, Alabama 36561
(251) 301-8500

EXHIBIT A



Project	Palmetto Ridge Townhomes	Project No.	131839.001	Date	03/25/2022
Drawing Title	ADDITIONAL PARKING EXHIBIT			Drawing No.	EX.1
880 Montclair Road Suite 600 Birmingham, Alabama 35213 Phone (205) 251-4500 Fax (205-488-0226) www.lbyd.com					

EASEMENT WITH RIGHT TO USE THE POOL DATED 2023.PDF

4 pages

Easement with right to use the pool dated 2023.PDF

4 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Karen Broxson

karenbroxsonemeraldcoast@gmail.com

IP: 107.193.124.86

Domain: my.brokermint.com

Date: Apr 13, 2024 12:33 PM

Package ID:

DF805CCCDDFB4DC1137AAF2686910933

Time zone:

CDT (UTC-5)

Signers:



JS	Jeff Schultz Jeff Schultz	jschultz@captiveresources.com IP: 73.176.152.100	Signed	Apr 13, 2024 12:59 PM id: e2b0685a3233342798273e34fca93d4	
LS	Leah Schultz Leah Schultz	leahschultz04@gmail.com IP: 174.238.52.169	Signed	Apr 13, 2024 05:06 PM id: cb88d1318e2efe7c2852003e56670715	

HISTORY

Apr 13, 2024	12:57 PM	JS	Jeff Schultz	jschultz@captiveresources.com	IP: 73.176.152.100	Viewed
Apr 13, 2024	12:59 PM	JS	Jeff Schultz	jschultz@captiveresources.com	IP: 73.176.152.100	Signed
Apr 13, 2024	05:06 PM	LS	Leah Schultz	leahschultz04@gmail.com	IP: 174.238.52.169	Viewed
Apr 13, 2024	05:06 PM	LS	Leah Schultz	leahschultz04@gmail.com	IP: 174.238.52.169	Signed
Apr 13, 2024	05:06 PM		Package has been fully signed and sealed			Completed