

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).

The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name KO Investments LLC
Mailing Address PO Box 4971
Gulf Shores AL 36547

Grantee's Name Dunes Park Prop. et al
Mailing Address PO Box 895
Gulf Shores AL 36547

Property Address Cottages at Dunes

Date of Sale 5/26/22
Total Purchase Price \$ _____ or
Actual Value \$ _____ or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required) _____ Bill of Sale; _____ Appraisal; _____ Sales Contract;
_____ Closing Statement; ☒ Other Clear title

STATE OF ALABAMA :
COUNTY OF BALDWIN :

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS; THIS DEED, made this 26 day of May, 2022, between **KO INVESTMENTS, LLC**, a Limited Liability Company, ("Grantor"), and **DUNES PARK PROPERTY OWNERS ASSOCIATION, INC.**, a Corporation, ("Grantee");

WITNESSETH THAT:

THE Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby release, remise and forever quitclaim unto the Grantee, and the successors and assigns of Grantee, forever, all the right, title and interest of the Grantor in and to the following described land:

All common areas of Cottages at Dunes Park Subdivision, as shown on the plat thereof recorded on Slide2835-F (Instrument 2000856) including but not limited to those portions labeled on said plat as COMMON AREA/OPEN SPACE, PRIVATE ROADWAY (GRAVEL), COMMON AREA/PRIVATE DRIVE/FIRE ACCESS TURNAROUND.

It is the intent of the grantor herein to convey any interest it may have in all of the property subdivided by said plat with the exception of private lots A, B, C, D, E, F, G, H, I, and J.

TO HAVE AND TO HOLD the same, unto the Grantee, and the successors and assigns of Grantee, FOREVER.

IN WITNESS WHEREOF, Grantor, has hereunto caused its corporate name to be signed, on this the 26th day of May, 2022.

KO INVESTMENTS, LLC,
A Limited Liability Company

By: [Signature]
JAMES R. OWEN, JR.
Its: Authorized Member

STATE OF ALABAMA

COUNTY OF BALDWIN

I, a Notary Public in and for said county in said State, hereby certify that JAMES R. OWEN, JR. whose name as Authorized Member, of KO INVESTMENTS, LLC, a 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 Authorized Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this the 26 day of May, 2022.


NOTARY PUBLIC
My Commission Expires: 7/2/25

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER
GRANTOR NOR GRANTEE AND RECOMMENDS
EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL
TO REVIEW SAID DOCUMENT.

Kathie Rachelle Wickware
Notary Public
Alabama State At Large
My Commission Expires: July 2, 2025

THIS INSTRUMENT PREPARED BY:
DANIEL H. CRAVEN, ESQ.
Craven & Perry, PLLC
Post Office Drawer 4489
Gulf Shores, Alabama 36547
File #22.0043