

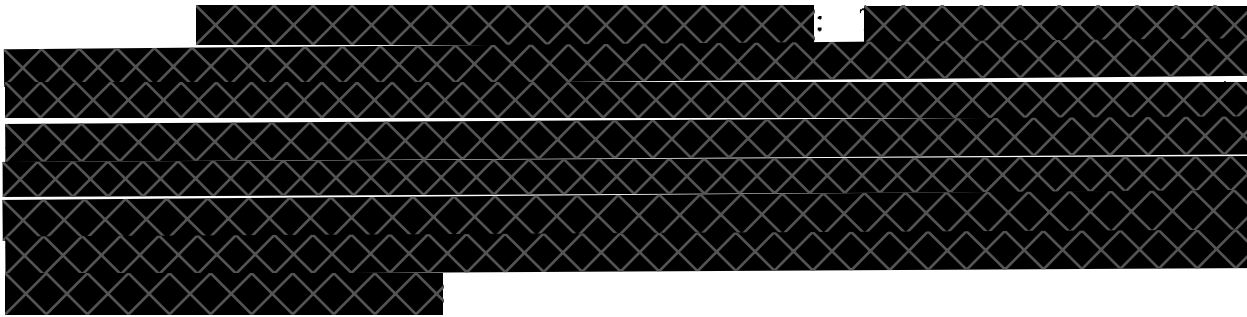
8-25-14

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/13/2014 10:08 AM
DEED TAX \$ 28.50
TOTAL \$ 46.50
4 Pages

1485676

STATE OF ALABAMA
COUNTY OF BALDWIN

WARRANTY DEED



Lot D of Country Corner Subdivision, as per plat thereof recorded on Slide 1622-B, in the Office of the Judge of Probate, Baldwin County, Alabama.

LESS AND EXCEPT all remaining oil, gas and other minerals located on, in or under said property which are hereby reserved unto the Grantor, its successors and assigns, including ingress and egress, but not to include access to the surface.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Lien for taxes hereafter falling due.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, now shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Previous reservations, conveyances, and leases of oil, gas and other minerals and rights incidental thereto now of record, if any.
8. Right of way from Adolp Hintz and Pauline Hintz to Baldwin County, dated September 10, 1956, and filed for record in Real Property Book 388, page 1426, in the Office of the Judge of Probate, Baldwin County, Alabama.
9. Oil, gas and mineral leases to Supron Enenergy Corp., dated November 30, 1981, and filed for record in Real Property Book 111, page 1977, page 1981, page 1985, and page 1989, in the Office of the Judge of Probate, Baldwin County, Alabama.
10. Terms and conditions of unrecorded agreement, dated June 25, 1980.
11. Building setback lines as shown on plat recorded in Slide 1622-B, in the Office of the Judge of Probate, Baldwin County, Alabama.
12. Drainage and utility easement as shown on plat recorded in Slide 1622-B, in the Office of the Judge of Probate, Baldwin County, Alabama.
13. Reservations or restrictions, if any, as shown on plat recorded in Slide 1622-B, in the Office of the Judge of Probate, Baldwin County, Alabama.
14. No mobile homes, pre-built homes or modular homes may be placed on the property.

15. Said property may not be subdivided. any attempt to do so shall be null and void.

16. One permanent home and/or one commercial business may be built or constructed on the property.

17. No recreational vehicle may be used for residential purposes at any time on the property.

18. Property must be maintained by bushhogging or mowing at least twice a year.

(All recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama.)

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, FOREVER.

And, except for any matters set forth above and taxes hereafter falling due, the Grantor, for herself and her heirs, executors and administrators, hereby covenants and warrants with and unto the Grantee, her successors and assigns, that she is seized of an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that the same is free from all liens and encumbrances; that she has a good right to sell and convey the same as herein conveyed; that she will guarantee the peaceable possession thereof and she and her heirs, executors and administrators shall forever warrant and defend the same unto the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

6 [REDACTED] 2014.

[REDACTED] V. Call

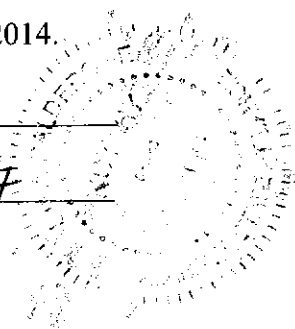
STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that [REDACTED] whose name 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of November, 2014.

Dena Calderon
Notary Public, Baldwin County, Alabama

My Commission Expires: 05.02.2017



PROPERTY ADDRESS:

GRANTOR'S ADDRESS:

[REDACTED]
[REDACTED]

GRANTEE'S ADDRESS:

[REDACTED]
[REDACTED]

This instrument prepared by:

SAMUEL N. CROSBY of

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