2273485
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 08/21/2026 10:40 AM
Deed Tax $79.00
Total: $127.00 10 Pages

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature herein:

Grantor's Name:	**Craig McDaniel, et al**	**Grantee's Name**	**Malcolm Craig McDaniel Micah Brian McDaniel**
Mailing Address	**22899 Big Sky Ln Robertsdale, AL 36567**	**Mailing Address:**	**22870 Big Sky Ln Robertsdale, AL 36567**
Property Address:	**Acreage Pursuant to Property Division—Parcel C**	**Date of Sale:**	8/19/26
Purchase Price:	**$0**	**Amount of Mortgage:**	**$0**
Assessor's Market Value	**$78,693.29**	**Verified By:**	Angela Hyd

STATUTORY WARRANTY DEED

STATE OF ALABAMA *

COUNTY OF **BALDWIN** *

KNOW ALL MEN BY THESE PRESENTS, that **CRAIG MCDANIEL, an unmarried man, and BRIAN MCDANIEL, a married man dealing with non-homestead property, and MICHAEL MCDANIEL and KARISSA MCDANIEL, husband and wife, and JOHNNY L. MCDANIEL and JOYCE BROOKS MCDANIEL,**

husband and wife, JOHNNY L. MCDANIEL, as PERSONAL REPRESENTATIVE of the ESTATE OF SCHULLER A. MCDANIEL, BALDWIN COUNTY CASE NO. 25311 and JOHNNY L. MCDANIEL, as PERSONAL REPRESENTATIVE of the ESTATE OF ANNIE RUTH MCDANIEL BOZEMAN, BALDWIN COUNTY CASE NO. 25669, the Grantors, for and in consideration of the sum of TEN AND NO/100THS DOLLARS ($10.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantors by **MICAH BRIAN MCDANIEL, an undivided ½ interest and MALCOLM CRAIG MCDANIEL, an undivided ½ interest,** the Grantees, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, subject to the provisions hereinafter contained, all that property in the County of **Baldwin,** State of Alabama, described as follows, to-wit:

Parcel C:

COMMENCING from the Purported Northeast Corner of Section 9, Township 6 South, Range 4 East, Baldwin County, Alabama, said point being a found aluminum disc CA 896 ALDOT, thence S 00° 08' 03" W 1330.74' to a point, thence N 89° 34' 21" W 300' to a set 1/2 inch yellow capped rebar JPA CA 920, thence N 89° 34' 21" W 821.26' to a set 1/2 inch yellow capped rebar JPA CA 920, thence N 89° 34' 21" W 565.18' to a set 1/2 inch yellow capped rebar JPA CA 920, thence S 00° 08' 03" W 560.76' to a set 1/2 inch yellow capped rebar JPA CA 920, thence S 00° 08' 03" W 782.03' to a set 1/2 inch yellow capped rebar JPA CA 920, said point being the POINT OF BEGINNING, thence N 74° 44' 38" W 134.03' to a set 1/2 inch yellow capped rebar JPA CA 920, thence N 62° 24' 19" W 568.69' to a set 1/2 inch yellow capped rebar JPA CA 920, thence N 61° 52' 42" W 385.4' to a set 1/2 inch yellow capped rebar JPA CA 920, thence S 00° 07' 42" W 480.04' to a set 1/2 inch yellow capped rebar JPA CA

920, thence S 89° 58' 55" E 974.28' back to the point of beginning, containing ±5.03 acres, and subject to all easements, right of ways, and restrictions included therein.

SUBJECT TO:

- Covenants, conditions and restrictions as to the use and occupancy of the above-described property. These covenants will run with the land:
    - o There shall be no campers, no mobile homes, no dirt pits, no asphalt plants or no junkyards.
    - o There shall be only two livable structures on this parcel.

All recording references refer to the records in the office of the Judge of Probate, **Baldwin** County, Alabama unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the 19 day of Aug, 2026.

CRAIG MCDANIEL

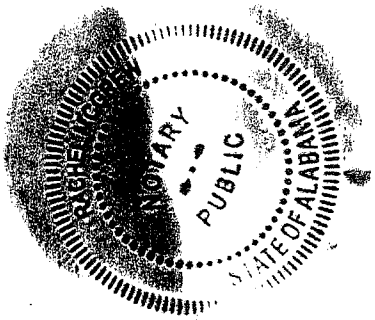
STATE OF Alabama *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **CRAIG MCDANIEL**, whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 17th day of August, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-20-29



BRIAN MCDANIEL

STATE OF AL *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **BRIAN MCDANIEL**, whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 11 day of Aug, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/6/27

ANGEL MAINES WRIGHT NOTARY PUBLIC ALABAMA STATE AT LARGE

MICHAEL MCDANIEL

KARISSA MCDANIEL

STATE OF Alabama *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **MICHAEL MCDANIEL**, whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 19th day of July August, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-29

STATE OF Alabama *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **KARISSA MCDANIEL**, whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 19th day of August, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-29

Johnny L. McDaniel
JOHNNY L. MCDANIEL

Joyce McDaniel
JOYCE MCDANIEL

STATE OF Alabama *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **JOHNNY L. MCDANIEL**, whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 14 day of August, 2026.

KRYSTA NICOLE WRIGHT MY COMMISSION EXPIRES AUGUST 24, 2027 NOTARY PUBLIC STATE OF ALABAMA

Krysta Wright
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/24/27

STATE OF Alabama *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **JOYCE MCDANIEL**, whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 14 day of August, 2026.

KRYSTA NICOLE WRIGHT MY COMMISSION EXPIRES AUGUST 24, 2027 NOTARY PUBLIC STATE OF ALABAMA

Krysta Wright
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/24/27

ESTATE OF SCHULLER A. MCDANIEL
BALDWIN COUNTY CASE NO. 25311

Johnny L. McDaniel
BY: JOHNNY L. MCDANIEL
AS PERSONAL REPRESENTATIVE

STATE OF Alabama *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **JOHNNY L. MCDANIEL, as PERSONAL REPRESENTATIVE of the ESTATE OF SCHULLER A. MCDANIEL, BALDWIN COUNTY CASE NO. 25311,** whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 14 day of August, 2026.

KRYSTA NICOLE WRIGHT
MY COMMISSION EXPIRES
AUGUST 24, 2027
NOTARY PUBLIC
STATE OF ALABAMA

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/24/27

ESTATE OF ANNIE RUTH MCDANIEL
BALDWIN COUNTY CASE NO. 25669

Johnny L. McDaniel
BY: JOHNNY L. MCDANIEL
AS PERSONAL REPRESENTATIVE

STATE OF Alabama *

COUNTY OF Baldwin *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **JOHNNY L. MCDANIEL, as PERSONAL REPRESENTATIVE of the ESTATE OF ANNIE RUTH MCDANIEL BOZEMAN, BALDWIN COUNTY CASE NO. 25669,** whose name is signed to the foregoing instrument and who is known to me, knowledge before me on this day that, being informed of the contents of the within instrument, he executed the same voluntarily on the day the same bears date.

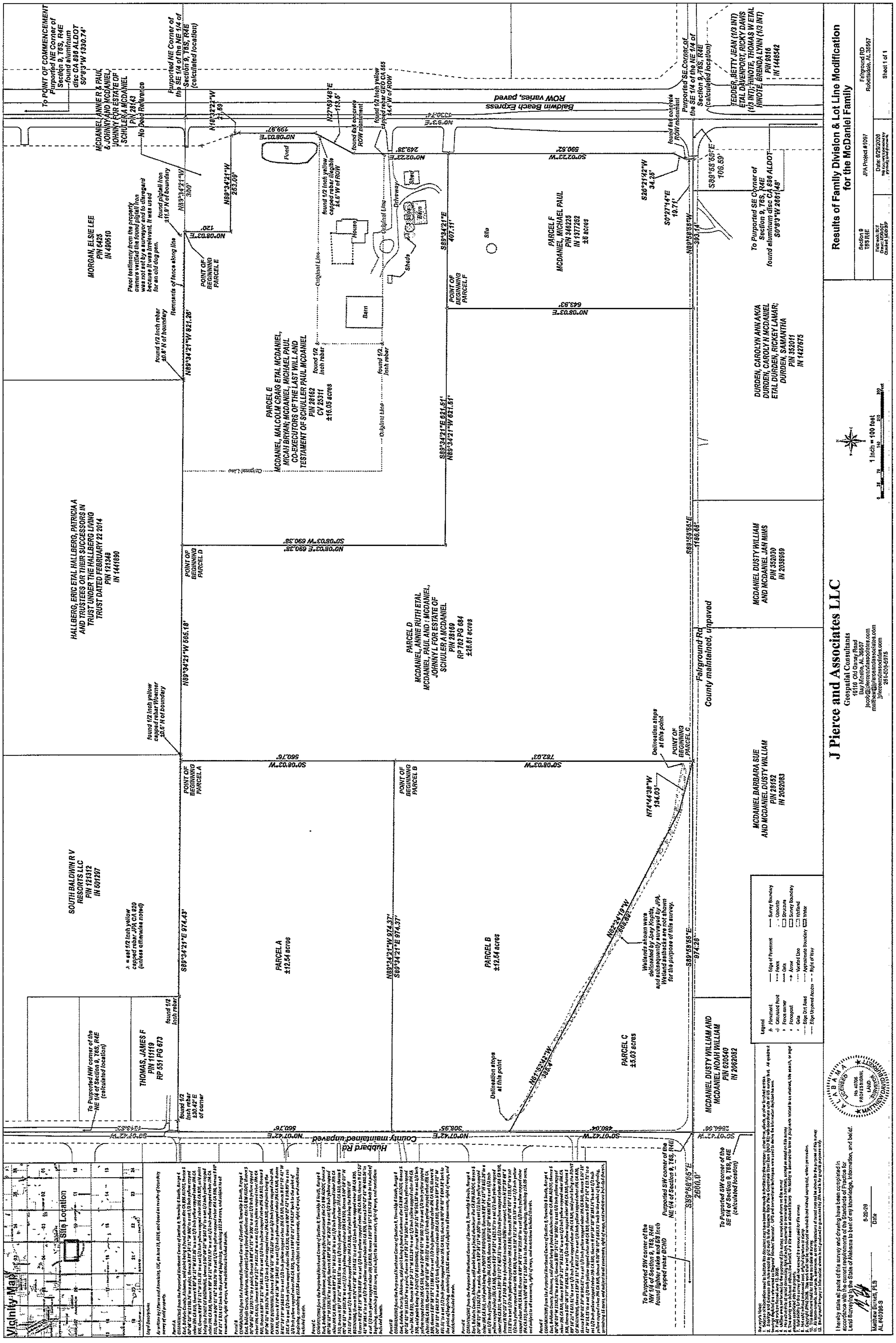
Given under my hand and seal on this the 14 day of August, 2026.

KRYSTA NICOLE WRIGHT MY COMMISSION EXPIRES AUGUST 24, 2027 NOTARY PUBLIC STATE OF ALABAMA

Kayla Wright
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/24/27

THIS INSTRUMENT PREPARED WITHOUT BENEFIT TO TITLE SEARCH.

THIS INSTRUMENT PREPARED BY:
J. Alan Lipscomb
Attorney at Law
P.O. Box 471
Fairhope, Alabama 36533
(251) 928-0282


Results of Family Division & Lot Line Modification for the McDaniel Family
J Pierce and Associates LLC
Geospatial Consultants
Vicinity Map
Site Location
Baldwin Beach Express
ROW varies, paved
Fairground Rd
County maintained, unpaved
Hubbard Rd
County maintained unpaved
PARCEL A
±12.54 acres
PARCEL B
±12.54 acres
PARCEL C
±5.03 acres
PARCEL D
MCDANIEL, ANNIE RUTH ETAL MCDANIEL, PAUL AND ; MCDANIEL, JOHNNY L FOR ESTATE OF SCHULER A MCDANIEL
PIN 28169
RP 782 PG 684
±26.61 acres
PARCEL E
MCDANIEL, MALCOLM CRAIG ETAL MCDANIEL, MICAH BRYAN; MCDANIEL, MICHAEL PAUL CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF SCHULER PAUL MCDANIEL
PIN 28162
CV 25311
±16.05 acres
PARCEL F
MCDANIEL, MICHAEL PAUL
PIN 346225
IN 1377252
±8 acres
MORGAN, ELSIE LEE
PIN 6425
IN 490610
HALLBERG, ERIC ETAL HALLBERG, PATRICIA A AND TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE HALLBERG LIVING TRUST DATED FEBRUARY 22 2014
PIN 121348
IN 1441890
SOUTH BALDWIN R V RESORTS LLC
PIN 121312
IN 601297
THOMAS, JAMES F
PIN 111119
RP 551 PG 673
DURDEN, CAROLYN ANN A/K/A DURDEN, CAROLYN M MCDANIEL ETAL DURDEN, RICKEY LAMAR; DURDEN, SAMANTHA
PIN 352011
IN 1427675
MCDANIEL DUSTY WILLIAM AND MCDANIEL JAH MIMS
PIN 352030
IN 2038669
MCDANIEL BARBARA SUE AND MCDANIEL DUSTY WILLIAM
PIN 28152
IN 2062083
MCDANIEL DUSTY WILLIAM AND MCDANIEL NOAH WILLIAM
PIN 620540
IN 2062082
MCDANIEL, ANNIE R & PAUL & JOHNNY AND MCDANIEL, JOHNNY FOR ESTATE OF SCHULER A MCDANIEL
PIN 28143
No Deed Reference
TEDDER, BETTY JEAN (1/3 INT) ETAL DAVENPORT, RICKY DAVIS (1/3 INT); HINOTE, THOMAS W ETAL HINOTE, BRENDA LYNN (1/3 INT)
PIN 9816
IN 1448542
POINT OF BEGINNING PARCEL A
POINT OF BEGINNING PARCEL B
POINT OF BEGINNING PARCEL C
POINT OF BEGINNING PARCEL D
POINT OF BEGINNING PARCEL E
POINT OF BEGINNING PARCEL F
Wetlands shown were delineated by Joey Koptis, and subsequently surveyed by JPA. Wetland setbacks are not shown for the purpose of this survey.
Delineation stops at this point
1 inch = 100 feet
Matthew Burkett, PLS
AL #40090-S