

S.P. 74500.
Ntg. 55875.
#18625.

STATE OF ALABAMA)

COUNTY OF BALDWIN)

CTI 200900

WARRANTY DEED

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/19/2010 1:06 PM
DEED TAX \$ 19.00
TOTAL \$ 34.00
3 Pages

1260732



Mortgage Recorded Simultaneously

KNOW ALL MEN BY THESE PRESENTS, that GRAHAM CREEK ESTATES, an Alabama corporation (hereinafter the "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in cash and for other good and valuable consideration all hereby acknowledged to have been paid to the Grantor by TRAVIS W. FLOWERS and DEBRA M. FLOWERS, husband and wife (hereinafter collectively the "Grantees"), does hereby, subject to all matters hereinafter set forth, **GRANT, BARGAIN, SELL and CONVEY** unto to the Grantees, for and during the term of their joint lives and then, upon the death of either of them, to the survivor of them, their respective heirs and assigns, the real property (the "Property") located in the County of Baldwin, State of Alabama, to-wit:

Lot 73 and Lot 74, Unit Two, Graham Creek Estates, as recorded on Slide Number 1728-A and Slide Number 1728-B, and as rerecorded on Slide Number 1782-A and Slide Number 1782-B, and as corrected on Slide Number 2069-C and Slide Number 2069-D of the records maintained in the Office of the Judge of Probate of Baldwin County, Alabama.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** the above described property unto the Grantees, for and during the term of their joint lives and then, upon the death of either of them, to the survivor of them, their respective heirs and assigns, **FOREVER**.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes for the year 2010 and any subsequent years.
2. Construction setback for any state or county public road or highway, which may be set by the Federal Highway Administration for Baldwin County, Alabama.
3. Any and all zoning, subdivision, or other governmental regulations pertaining to the use of said Property.
4. Any portion of the subject Property lying within the right of way of a public road.
5. Building setback lines, drainage and utility line easements as shown on the recorded plat of said subdivision.
6. Conveyance of water system from Graham Creek Estates, Inc. to Riviera Utilities by Instrument dated March 25, 1997 and filed for record March 20, 2000 as Instrument Number 537891.
7. Reservations as to the use of the water access lot as shown on recorded plat of said subdivision.

8. Articles of Incorporation of Graham Creek Estates Owner's Association, Inc. filed for record in Miscellaneous Book 62, Page 1255; Miscellaneous Book 63, Page 424; Miscellaneous Book 79, Page 1880; Miscellaneous Book 83, Page 1850; Miscellaneous Book 86, Page 582; and any amendments made thereto.

9. By-Laws of Graham Creek Estates Owner's Association, Inc. dated October 4, 1994 and filed for record in Miscellaneous Book 79, Page 1886; as amended in Miscellaneous Book 86, Page 595; and as further amended in Instrument Number 1105079.

10. Right of way granted to Baldwin County Electric Membership Corporation dated September 5, 1995 and filed for record in Real Property Book 660, Page 1364.

11. Restrictions appearing of record in Miscellaneous Book 62, Page 1260; Miscellaneous Book 63, Page 894; Miscellaneous Book 86, Page 590; and any amendments thereof.

12. Title to minerals within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 491, Page 533 and Real Property Book 762, Page 800.

13. Easement as per instrument executed by the Merchants National Bank of Mobile, as Trustee, dated September 13, 1978 and recorded in Real Property Book 30, Page 334.

14. The Property does not include any manufactured home, mobile home, or mobile dwelling located thereon.

15. Articles of Incorporation of Graham Creek Estates, Inc. dated June 9, 1986 and filed for record in Miscellaneous Book 57, Page 1479, and any amendments made thereto.

16. The undivided interest in park or public land or common area.

17. The regulations of Graham Creek Owners Association, Inc. dated November 15, 2004 and recorded as Instrument Number 852367.

18. Any and all other easements, rights of way, reservations or conveyances of oil, gas or other minerals together with all rights in connection therewith, restrictions, setback lines, or zoning matters, and other conditions and limitations on the use of the Property of record affecting title to the above described Property.

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

And except as to taxes hereafter falling due, and except as to the above restrictions, reservations, rights of way and easements, all of which are assumed by the Grantees, the Grantor does, for itself, and its successors and assigns, hereby covenant with the Grantees, and their heirs and assigns, that it is seized of an indefeasible estate in fee simple in said property, that said property is free and clear of all encumbrances, that it is in the quiet and peaceable possession of said property, and that it does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property unto the Grantees, their respective heirs and assigns, against the lawful claims of all persons whomsoever.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its
duly authorized representative on this the 12th day of November, 2010.

GRAHAM CREEK ESTATES, INC., an Alabama
corporation

By: *Guy W. Bates*

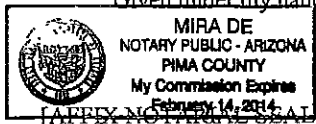
As its: PRESIDENT

STATE OF ARIZONA)

COUNTY OF PIMA)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that, AVERY W. BATES whose name as PRESIDENT of GRAHAM CREEK ESTATES, INC., an Alabama 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 PRESIDENT and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official notarial seal this the 12th day of November, 2010.



Mira De
Notary Public

My Commission Expires: 2/14/2014

This instrument prepared by:
Guy C. Oswalt III
Maynard, Cooper & Gale PC
3 South Royal Street, 3rd Floor
Mobile, Alabama 36602

Grantor's Address
GRAHAM CREEK ESTATES INC.
15E. CALLE CORTA
TUCSON, AZ. 85716

Grantees' Address
PO Box 2152
River View, FL
33568