

STATE OF ALABAMA

COUNTY OF BALDWIN

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 11/19/2012 9:09 AM  
DEED TAX \$ 419.00  
TOTAL \$ 437.00  
4 Pages

1369123

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that, **RITA MARIE WATT** (a/k/a Rita Marie Underwood), an unmarried woman (hereinafter referred to as the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, acknowledged by the said Grantor to have been paid in hand to her by **THE RITA MARIE WATT REVOCABLE TRUST** dated November 2, 2012 (hereinafter referred to as the "Grantee"), this day bargained and sold and by these presents do, subject to the matters herein contained, hereby GRANT, BARGAIN, SELL and CONVEY, unto the said Grantee, its successor and assigns, all of her right, title and interest in and to that real property situated and lying in the County of Baldwin, State of Alabama, hereinafter described to-wit on Exhibit A attached hereto and made a part hereof.

TOGETHER WITH ALL AND SINGULAR the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters and exceptions to which reference is hereinbelow made, unto the said Grantee, its successors and assigns, forever.

The property is conveyed subject to existing utility and drainage easements, rights of way, and restrictive covenants, all outstanding oil, gas and other mineral interests and all rights in connection therewith, and all other matters applicable to said property and of record in the Office of the Judge of Probate of Mobile County, Alabama, and to zoning restrictions, if any, as well as to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due.

The current combined assessed value of all parcels is \$418,781.00.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on this 2<sup>nd</sup> day of November 2012.

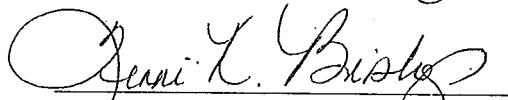
GRANTOR:

*Rita Marie Watt*  
RITA MARIE WATT

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that **RITA MARIE WATT**, 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 such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 2nd day of November, 2012.



NOTARY PUBLIC

My Commission Expires: 1-18-16

Address of Grantee:

The Rita Marie Watt Revocable Trust  
503 North Hickory Street  
Foley, AL 36535

Address of Grantor:

503 North Hickory Street  
Foley, AL 36535

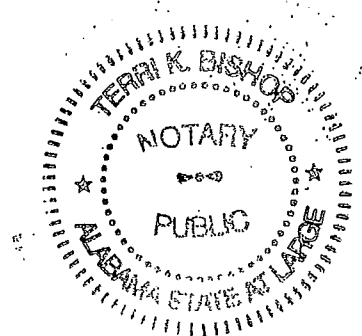
Property Addresses:

Parcel 1 - 503 N Hickory St., Foley, AL 36535-1419  
Parcel 2 - Vacant Lot / Raw Land  
Parcel 3 - Vacant Lot / Raw Land  
Parcel 4 - Vacant Lot / Raw Land  
Parcel 5 - Vacant Lot / Raw Land

Date of Sale: November 2, 2012

This Instrument Prepared By:

Harwell E. Coale, Jr, Esquire  
**COALE, DUKES, KIRKPATRICK & CROWLEY, P.C.**  
2610-B Dauphin Street, Suite 101  
Mobile, Alabama 36606  
(251) 471-2625



## **EXHIBIT A**

### **PARCEL 1:**

The Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4 of NE 1/4) of Section 30, Township 7 South, Range 4 East.

### **PARCEL 2:**

Lots Fifteen (15) and Nineteen (19) of the Resubdivision of the lands of Hazel Council, as shown in Map Book Four (4), Page Forty-five (45) in the Office of the Judge of Probate, Baldwin County, Alabama, said land being in the William Kennedy Grant, Section Thirteen (13), Township Nine (9) South, Range Two (2) East.

### **PARCEL 3:**

Beginning at the Northeast corner of Section 30, Township 7 South, Range 4 East; thence run West 30 feet to a point on the West right-of-way of Hickory Street, a public street within the municipal corporate limits of Foley, Alabama; thence run North 89° 59' 06" West along the North boundary said Section 30, a distance of 330 feet to a point; thence run North 20 feet to a point; said point lying on the North right-of-way of a public road to be constructed by the City of Foley, Alabama, for the Point of Beginning; thence run North 80 feet to a point; said point being the Southeast corner of property owned by the Grantee; thence run West along the South boundary of said property, 80 feet to a point; thence run South 80 feet to a point; said point being situated on the North right-of-way of a public road to be constructed by the City of Foley, Alabama; thence run East 80 feet, more or less along said proposed right-of-way to the POINT OF BEGINNING.

### **PARCEL 4:**

The South Half (S1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Nineteen (19), Township seven (7) South, Range four (4) East, containing twenty (20) acres, more or less.

### **PARCEL 5:**

Parcel A: Commencing at a point 30.0 feet North and 30.0 feet East of the Southwest Corner of the Northwest Quarter of the Northwest Quarter, Section 29, Township 7 South, Range 4 East thence run North 202.7 feet to a POINT OF BEGINNING; thence continue North 100 feet to a point thence run East 205.07 feet East to a point; thence run South 100 feet to a point; thence run West 205.07 feet to the POINT OF BEGINNING, being part of the Wolbrink Subdivision and also known as Swintek's Addition to Foley.

Parcel B: Beginning at a point 30.0 feet North and 30.0 feet East of the Southwest corner of the Northwest Quarter of the Northwest Quarter, Section 29, Township 7 South, Range 4 East, thence run North 102.7 feet; thence run East 205.7 feet; thence run South 102.75 feet; thence run West 205.15 feet to the POINT OF BEGINNING.

Parcel C: Commencing at a point 30.0 feet North and 30.0 feet East of the Southwest Corner of the Northwest Quarter of the Northwest Quarter, Section 29, Township 7 South, Range 4 East, run 102.7 feet to the POINT OF BEGINNING; thence run 100 feet North to a point; thence run 205.7 feet East, to a point; thence run 100 feet South to a point; thence run 205.07 feet West to the POINT OF BEGINNING, being a part of Lot No. 8 of the Wolbrink Subdivision, and also known as Lot 2 of Swintek's Addition to Foley.