

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 10/24/2022 11:46 AM  
DEED TAX \$ 333.50  
TOTAL \$ 352.50  
3 Pages

2030212

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code §40-22-1.

Grantor's Name:	Alabama 1031 QEAT Services, LLC	Grantee's Name:	Professional Center North, L.L.C.
Grantor's Address:	2610-B Dauphin Street, Suite 101 Mobile, Alabama 36606	Grantee's Address:	1300 N. McKenzie Street Foley, Alabama 36535
Property Address:	1526 N. McKenzie Street Foley, Alabama 36535	Date of Sale:	October 17, 2022
		Sales Price:	\$333,060.00

STATE OF ALABAMA  
COUNTY OF BALDWIN

**DEED**

KNOW ALL MEN BY THESE PRESENTS that for a sales price of \$333,060.00, **ALABAMA 1031 QEAT SERVICES, LLC**, an Alabama limited liability company, as Titleholder for Professional Center North, L.L.C., an Alabama limited liability company (the "Grantor"), does hereby, subject to matters of record in the Probate Court of Baldwin County, Alabama GRANT, BARGAIN, SELL and CONVEY unto **PROFESSIONAL CENTER NORTH, L.L.C.**, an Alabama limited liability company (the "Grantee"), certain real property in Baldwin County, Alabama, described on attached "Exhibit A."

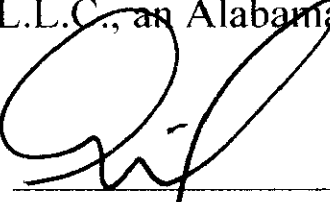
TOGETHER WITH ALL AND SINGULAR the rights, tenements, hereditaments, privileges, easements and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property unto the Grantee, and unto the Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of October, 2022.

**ALABAMA 1031 QEAT SERVICES, LLC**, an Alabama limited liability company, as Titleholder for Professional Center North, L.L.C., an Alabama limited liability company

By:



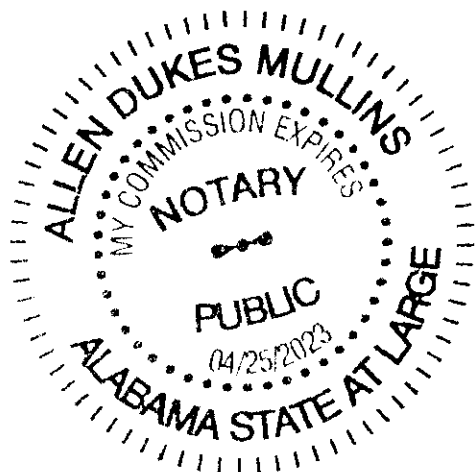
Gilbert F. Dukes, III  
As Manager

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gilbert F. Dukes, III, whose name as Manager of Alabama 1031 QEAT Services, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, and with full authority, he executed the same voluntarily for and as the act of said company on the date the same bears date.

Given under my hand and seal on this the 17th day of October, 2022.

(SEAL)



Allen Dukes Mullins  
NOTARY PUBLIC

My Commission Expires: 04/25/23

This Instrument Prepared By:

Gilbert F. Dukes, III, Esq.  
COALE, DUKES, KIRKPATRICK & CROWLEY P.C.  
2601-B Dauphin Street  
Suite 101  
Mobile, Alabama 36606

## EXHIBIT A

The South half (S 1/2) of the South Quarter (S 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Seven (7) South, Range Four (4) East, SUBJECT to a prior reservation for roadway and railroad right-of-way.

LESS AND EXCEPT the following described parcel:

The East 567 feet of the South Half of the South Quarter of the Northwest Quarter of the Northwest Quarter, Section twenty-one (21), Township 7, South, Range 4 East.

Subject property being more particularly described as follows:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK "A" OF REIMER SUBDIVISION, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, ON SLIDE 128-B; THENCE S-89°46'00"-W, A DISTANCE OF 120.00 FEET, TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STATE HWY 59 (N. McKENZIE ST); THENCE RUN N-00°14'00"-W, A DISTANCE OF 30.00 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE, TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N-00°00'00"-E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 166.42 FEET, TO A POINT; THENCE RUN N-89°54'21"-E, LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 675.79 FEET, TO A POINT, THENCE RUN S-00°08'25"-W, A DISTANCE OF 164.73 FEET, TO A POINT; THENCE RUN S-89°46'00"-W, A DISTANCE OF 676.78 FEET TO THE POINT OF BEGINNING.