

STATE OF ALABAMA
COUNTY OF BALDWIN

QUIT CLAIM DEED

THIS INDENTURE, made and entered into by and between the **City of Foley**, an Alabama municipal corporation ("Grantor" or "party of the first part"), and **Magnolia Land Company, LLC**, an Alabama limited liability company ("Grantee"),

W I T N E S S E T H :

That for and in consideration of TEN DOLLARS, the receipt and sufficiency of which are hereby acknowledged, the Grantor has and by these presents does hereby REMISE, RELEASE, and QUIT CLAIM unto the Grantee, who is the record owner of Lot 2 of the Broadway-Lawson Avenue subdivision as recorded on Slides 2500-A and 2500-B, Instrument Number 1440721, in the office of the Judge of Probate of Baldwin County Alabama, subject to the exceptions and reservations contained herein, the Grantor's interest in following described real property interest situated inside the said Lot 2 of the said Broadway-Lawson subdivision, to-wit:

That portion of that certain twenty foot (20') wide drainage easement now located in Lot 2 of the Broadway-Lawson Avenue subdivision as recorded on Slides 2500-A and 2500-B, Instrument Number 1440721 which was located and depicted as being adjacent to the western boundary of Lot 3 of the Cate Hudson subdivision plat filed on October 29, 2009, as Slides 2428-B and 2428-C, Instrument Number 1205249, in the office of the Judge of Probate of Baldwin County, Alabama, and comprising the westernmost 20 feet of said Lot 3, less and except the drainage easements that run along and inside the northern and southern lot lines of said Lot 3, if any (Note, the subject drainage easement is identified on the said Broadway-Lawson Avenue subdivision plat as "20' DRAINAGE EASEMENT TO BE VACATED" and is depicted on Lots 1 and 2 of said subdivision).

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

IN WITNESS WHEREOF, the CITY OF FOLEY, a municipal corporation, has caused its corporate name to be hereunto signed and its corporate seal to be hereunto affixed by its officers thereunto duly authorized on this the ____ day of _____, 2014.

CITY OF FOLEY, an Alabama municipal corporation

By John Koniar
Its Mayor

ATTEST:

City Clerk

STATE OF ALABAMA:
BALDWIN COUNTY :

I, a Notary Public in and for said County in said State, hereby certify that John Koniar and Vickey Southern, whose names are signed to the foregoing as Mayor and City Clerk, respectively, of the City of Foley, an Alabama municipal corporation, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

GIVEN under my hand this ____ day of _____, 2014.

NOTARY PUBLIC
My Commission Expires:_____

Grantee's Address:

THIS INSTRUMENT PREPARED BY:

J. CASEY PIPES

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