

STATE OF ALABAMA

COUNTY OF BALDWIN

GIFT DEED

FOR NO CONSIDERATION other than that necessary to validate this conveyance, said consideration being the total sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and by delivery of this Deed the receipt of which being acknowledged, **SPRINGDALE STORES, INC.**, an Alabama Corporation, 225 Springhill Memorial Place, Mobile, Alabama 36608 (the "**Grantor**"), does hereby voluntarily transfer, assign, and set over unto **CITY OF FOLEY ALABAMA** (the "**Grantee**"), as a gift, all of Grantors right, title and interest in and to the following described property situated in the City of Baldwin, Baldwin County, Alabama, to-wit:

PARCEL B

COMMENCING AT A 5" CONCRETE MONUMENT WITH A BRASS DISK STAMPED AS THE CORNER OF SECTIONS 14, 15, 22 AND 23 OF TOWNSHIP 7 SOUTH, RANGE 4 EAST AND HAVING A STAMPED DATE OF "1969", SAID MONUMENT BEING HELD AS THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°01'04" EAST ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 2659.39 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN NORTH 89°59'53" WEST ALONG THE HALF SECTION LINE OF SAID SECTION 22 A DISTANCE OF 1531.37 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID FERN AVENUE; THENCE RUN WESTERLY ALONG THE NORTH RIGHT-OF-WAY OF SAID FERN AVENUE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1274.63 FEET, AN ARC LENGTH OF 304.78 FEET, A CHORD BEARING NORTH 83°03'22" WEST, AND A CHORD DISTANCE OF 304.05 FEET TO A 1/2" IRON REBAR WITH CAP (VOLKERT); THENCE RUN NORTH 89°57'14" WEST ALONG SAID FERN AVENUE A DISTANCE OF 477.26 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'14" WEST ALONG SAID FERN AVENUE A DISTANCE OF 350.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196) LYING 15 FEET EASTERLY OF THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 22 AND BEING THE EASTERLY RIGHT-OF-WAY OF A 30' WIDE UNOPENED PUBLIC ROAD; THENCE LEAVING SAID FERN AVENUE RUN NORTH 00°06'29" WEST ALONG SAID EAST RIGHT-OF-WAY AND PARALLEL TO SAID HALF SECTION LINE A DISTANCE OF 622.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE LEAVING SAID EAST RIGHT-OF-WAY RUN NORTH 90°00'00" EAST A DISTANCE OF 350.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN SOUTH 00°06'29" EAST A DISTANCE OF 622.28 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 5.00 ACRES, MORE OR LESS.

The above-described Property is hereby conveyed to the Grantee in its as-is, where-is

condition, subject to all matters of public record, all zoning and subdivision restrictions, easements, rights of way, the lien for ad valorem taxes which have accrued but are not yet due and payable, and all parties in possession under lease.

IN WITNESS WHEREOF, this conveyance is hereby executed on this the ____ day of _____, 2026.

GRANTOR:

SPRINGDALE STORES, INC.

By: _____
Robert S. Frost, its CEO

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Robert S. Frost, whose name as a Chief Executive Officer of Springdale Stores, 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 the Instrument, he as such officer and with full authority executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this _____ day of _____, 2026.

NOTARY PUBLIC
My Commission Expires _____

Grantee's Address:

This Instrument prepared by:

Robert S. Frost, Esq.
225 Springhill Memorial Place
Mobile, Alabama 36608

Grantor's Telephone Number:
(251) 460-0910, ext. 219