

STATE OF ALABAMA)
COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the **CITY OF FOLEY, ALABAMA, An Alabama Municipal Corporation**, the Grantor, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by **CITY OF FOLEY'S PUBLIC FACILITIES COOPERATIVE DISTRICT**, the Grantee, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, its successors and/or assigns, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows:

Start at the Southeast Corner of Section 4, Township 8 South, Range 4 East. Commence westerly, N 89°-58'-18" W, a distance of 667.02 feet, to a point; thence go N 00°-35'-51" W, a distance of 60.00 feet, to a point. Continue N 89°-55'-03" W, a distance of 294.97 feet to the Point of Beginning of the property herein described. Said Point of Beginning is also located on the northern right of way line of Miflin Road (County Road 20). Continue N 89°-55'-03" W, a distance of 496.66 feet to a point; thence N 00°-33'-23" E, a distance of 586.43' to a point; continue N 89°-58'-15" W, a distance of 699.04 feet to a point; thence, continue N 00°-53'-55" E, for a distance of 683.90 feet; continue S 89°-44'-11" E, for a distance of 1,462.18 feet to a point; thence, continue S 00°-32'-50", for a distance of 916.00 feet to a point; continue N 89°-55'-39" W, for a distance of 291.51 feet to a point; thence S 00°-01'-18" W, for a distance of 348.58 feet to the Point of Beginning of the parcel herein described. Said parcel contains 31.17 acres, more or less.

THIS CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

SUBJECT TO THE FOLLOWING:

1. Any matters which a current and accurate survey would disclose.
2. Any recorded restrictions, covenants and easements of record not specifically set forth herein.

3. All matters of Public record as recorded in the Office of the Judge of Probate, Baldwin County, Alabama.

4. Previous Reservation of all Mineral Rights.

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

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** the same unto the said Grantee, and to its successors and/or assigns, forever.

This conveyance is made subject to restrictive covenants and easements applicable to said property of record in the said Probate Court records.

And, except as to the above, and the taxes hereafter falling due, the said Grantor, for itself and for its successors and assigns, hereby covenants with the Grantee that it is seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances and that it does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property, and the possession thereof, unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Grantor by **JOHN KONIAR** as its Mayor, who is authorized to execute this conveyance, has hereunto set his hand and seal this the ____ day of October, 2013.

CITY OF FOLEY, ALABAMA

BY: _____ (SEAL)
JOHN KONIAR, Mayor

**STATE OF ALABAMA)
COUNTY OF BALDWIN)**

I, the undersigned Notary Public, in and for said State and County, hereby certify that **JOHN KONIAR**, Mayor of the **CITY OF FOLEY, ALABAMA**, the Grantor herein, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he as Mayor and with full authority executed the same voluntarily on the day same bears date for and as an act of the City.

Given under my hand and seal this the ____ day of October, 2013.

NOTARY PUBLIC

Commission Expires:_____

GRANTEE'S ADDRESS:
CITY OF FOLEY'S PUBLIC
FACILITIES COOPERATIVE DISTRICT

THIS INSTRUMENT PREPARED BY:

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