

THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO
VOLKERT, INC.
3809 MOFFETT ROAD
MOBILE, AL 36618

CITY OF FOLEY)

PROJECT NO. AC0A59521- ATRP(003)

COUNTY OF BALDWIN)

TRACT NO. 2

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 dollars (\$10.00), cash in hand paid to the undersigned by the City of Foley, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), **MMAB, INC & FBC, INC.** have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto City of Foley the following described property:

A part of the SE ¼ of NW ¼ and the SW ¼ of NW ¼ , Section 4, Township 8 South, Range 4 West, identified as Tract No. 2 on Project No AC0A59521- ATRP(003) in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Beginning at the Northwest corner of MMAB Subdivision Slide 2240-F in the Probate Court of Baldwin County, Alabama, thence N 89°51'40" E along the grantor's property line a distance of 2437.36 feet to a point on the present R/W line of Juniper Street;

Thence S 00°03'49" W along the present R/W line of Juniper Street a distance of 136.38 feet to a point on the Acquired R/W line of Pride Drive (said point is tie to present R/W of Juniper Street left of and perpendicular to Juniper Street centerline at station 48+58.21)

Thence N 45°00'00" W along the acquired R/W line a distance of 121.87 feet to a point on the Acquired R/W line of Pride Drive (said point is offset 43.83 right of and perpendicular to Pride Drive centerline at station 34+75.90);

Thence S 89°51'40" W along acquired R/W line a distance of 2343.69 feet to a point on the present R/W line of State Road 59 (said point is tie to present R/W of State Road 59 right of and perpendicular to Pride Drive centerline at station 11+32.23);

Thence N 15°21'32" W along the present R/W line of State Road 59 a distance of 26.80 feet to a point on the present R/W line of State Road 59;

Thence N 00°35'26" W along the present R/W line of State Road 59 a distance of 24.14 feet to the POINT OF BEGINNING of the Property herein described, containing 2.881 acres more or less.

And as shown on the right of way map of record deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto the City of Foley, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the City of Foley that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except existing easements or rights-of-way of record and the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on this ____ day of July, 2014.

Charubly **MMAB, INC.**
 By *[Signature]*
 By (Print): Bernice White-Spencer
 As its: President

Charubly **FBC, INC.**
 By *[Signature]*
 By (Print): Bernice White-Spencer
 As its: President

ACKNOWLEDGMENT

STATE OF ALABAMA
 COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that B. WHITE-SPANNER, whose name as PRESIDENT of MMAB, 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 said instrument, he/she, as such _____ and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this 21ST day of July, 2014.

Tail 28
 NOTARY PUBLIC
 My Commission Expires: 8-29-2016
 (NOTARY SEAL)

ACKNOWLEDGMENT

STATE OF ALABAMA
 COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that B. WHITE-SPANNER, whose name as PRESIDENT of FBC, 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 said instrument, he/she, as such _____ and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this 21ST day of July, 2014.

Tail 28
 NOTARY PUBLIC
 My Commission Expires: 8-29-2016
 (NOTARY SEAL)