

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

STATE OF ALABAMA) PROJECT NO. AC0A59521- ATRP(003)
COUNTY OF BALDWIN) CPMS PROJ. NO.
TRACT NO. 5
DATE: 7/11/2014

RIGHT OF WAY DEED
FOR PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00) dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), Stuenkel LLC JAW/MS have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the City of Foley ~~State of Alabama Department of Transportation~~ a permanent easement and right of way including all right, title and interest in and to all timber growing or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across such right of way easement. The easement and right of way hereby granted is more particularly located and described as follows:

A part of the NE ¼ of NW ¼, Section 4, Township 8 South, Range 4 West, identified as Tract No. 5 on Project No. ACOA59521-ATRP(003) in Baldwin County, Alabama and being more fully described as follows:

PDE 1 of 1:

Commencing at the Northeast corner of MMAB subdivision slide 2240-F in the Probate Court of Baldwin County, Alabama, thence S 89°51'40" W along the grantor's property line a distance of 88.40 feet to a point on the grantor's property line;

Thence N 00°08'20" W a distance of 50.00 feet to a point on the acquired RAW line and the POINT OF BEGINNING (said point is offset 55.17' left of and perpendicular to Pride Drive centerline at station 34+73.71);

Thence S 89°51'40" W along the acquired RAW line of Pride Drive a distance of 1147.36 feet to a point on the grantor's property line;

Thence N 00°06'35 "E along grantor's property line a distance of 7.62 feet to a point on the permanent drainage easement line of Pride Drive;

Thence S 90°00'00" E along the permanent drainage easement line a distance of 952.06 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 61.00' left of and perpendicular to Pride Drive centerline at station 32+78.42);

Thence N 45°00'00" E along the permanent drainage easement line a distance of 13.53 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 65.00' left of and perpendicular to Pride Drive centerline at station 32+87.99);

Thence S 90°00'00" E along the permanent drainage easement line a distance of 14.00 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 65.00' left of and perpendicular to Pride Drive centerline at station 33+01.99);

Thence S 45°00'00" E along the permanent drainage easement line a distance of 13.53 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 61.00' left of and perpendicular to Pride Drive centerline at station 33+11.56);

Thence S 90°00'00" E along the permanent drainage easement line a distance of 166.98 feet to a point on the acquired R/W line of Pride Drive (said point is offset 61.00' left of and perpendicular to Pride Drive centerline at station 34+78.55);

Thence S 45°00'00" W along the acquired R/W line a distance of 6.84 feet to the POINT OF BEGINNING of the Property herein described, containing 0.169 acres more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also 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, the said easement and right of way including all right, title, and interest in and to such timber aforementioned unto the ~~State of Alabama~~ ^{City of Foley} and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with the ~~State of Alabama~~ ^{City of Foley} that I (we) am (are) lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchase price, above stated, I (we) hereby release the ~~state of Alabama~~ ^{City of Foley} its employees and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the exercise of any of the rights herein granted.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the 14 day of JULY, 2014.

Seven Amigos LLC (LS)

Jay Young MANAGING MEMBER (LS)

JAMES A. YOUNG JR. MANAGING MEMBER (LS)

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF Santa Rosa

I, Wanda C. Pitts, Notary Public, in and for said County in said State, hereby certify that James A. Murray, Jr. whose name (s) James A. Murray, Jr. signed to the foregoing conveyance, and who personally known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, the same bears date James A. Murray, Jr. executed the same voluntarily on the day

Given under my hand and official seal this 14th day of July, 2014



Wanda C. Pitts
NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

County _____

I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 20 _____

Official Title _____

to
STATE OF ALABAMA
City of Foley
PERMANENT DRAINAGE
EASEMENT

STATE OF ALABAMA

Judge of Probate
County, Alabama.

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

STATE OF ALABAMA)
COUNTY OF BALDWIN)

PROJECT NO. AC0A59521- ATRP(003)
CPMS PROJ. NO.
TRACT NO. 5
DATE: 7/11/2014

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00) dollar(s), cash in hand paid to the undersigned by the ~~State of Alabama Department of Transportation~~ City of Foley, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Seven Amigos LLC James A. Young Jr. Member have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the ~~State of Alabama~~ City of Foley the following described property:

A part of the NE 1/4 of NW 1/4, Section 4, Township 8 South, Range 4 West, identified as Tract No. 5 on Project No AC0A59521- ATRP(003) in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Beginning at the Northeast corner of MMAB subdivision slide 2240-F in the Probate Court of Baldwin County, Alabama, thence S 89°51'40" W along the grantor's property line a distance of 1235.98' feet to a point on the grantor's property line;

Thence N00°06'35"E along the grantor's property line a distance of 50.00 feet to a point on the Acquired R/W line of Pride Drive;

Thence N 89°51'40" E along the acquired R/W line a distance of 1147.36 feet to a point on the Acquired R/W line of Pride Drive (said point is offset 56.17' left of and perpendicular to Pride Drive centerline at station 34+73.71);

Thence N 45°00'00" E along acquired R/W line a distance of 141.46 feet to a point on the east present R/W of Juniper Street (said point is tie to the present R/W line of Juniper Street left of and perpendicular to Juniper Street centerline at station 51+44.40);

Thence S 04°23'37" W along the present R/W line of Juniper Street a distance of 150.26 feet to the POINT OF BEGINNING of the Property herein described, containing 1.527 acres more or less.

JH City of Foley
TO HAVE AND TO HOLD, unto the ~~State of Alabama~~, 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 *JH City of Foley* the ~~State of Alabama~~ 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 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.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated *JH City of Foley* is in full compensation to him-her (them) for this conveyance, and hereby release the ~~State of Alabama~~ and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 14 day of JULY, 2014.

Seven Amigos LLC.

JA Young Jr. MANAGING MEMBER
JA. YOUNG JR.

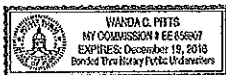
STATE OF Florida
COUNTY OF Santa Rosa

Judge of Probate in and for said County,
hereby certify that the within
Conveyance was filed in my office at
_____ M., on the _____ day of _____, 20____,
and duly recorded in Deed Record
page _____ of _____.

ACKNOWLEDGMENT

I, Wanda C. Letts, Notary Public, in and for said County in said State, hereby
certify that James A. Yarr, Jr. whose name (s) James A. Yarr, Jr.
signed to the foregoing conveyance, and who personally
known to me, acknowledged before me on this day that, being informed of the contents of this conveyance,
the same bears date James A. Yarr, Jr. executed the same voluntarily on the day

Given under my hand and official seal this 14th day of July, 2014



Wanda C. Letts
NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, in and for said County, in said
State, hereby certify that _____ whose name as
_____ of the _____ Company, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the
same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 20____.

Official Title

to
STATE OF ALABAMA
City of Foley
PERMANENT DRAINAGE
EASEMENT
STATE OF ALABAMA

Judge of Probate
County, Alabama.