

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).
The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name: Susanna M. Gordon Trust

Mailing Address: 23623 N. F. W. Rd
Elberta, AL 36530

Property Address: 2119
Elberta, AL 36530

Grantee's Name: The City of Foley

Mailing Address: 407 E. Main St
Foley, AL 36535

Date of Sale: 7/20/2021
Total Purchase Price \$ 330,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required) _____ Bill of Sale; _____ Appraisal; _____ Sales Contract;
☒ Closing Statement; _____ Other _____

STATE OF ALABAMA :

COUNTY OF BALDWIN :

WARRANTY DEED

69083

KNOW ALL MEN BY THESE PRESENTS, that SUSANNA M. GORDON and WILLIAM BYARD GORDON, SR. AS TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF SUSANNA M. GORDON DATED JUNE 8, 1999 ("Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantors by THE CITY OF FOLEY, ALABAMA, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

PARCEL A:

Commence at the Southeast corner of the Northeast Quarter of Section 12, Township 8 South, Range 4 East; run thence West for a distance of 1324.3 feet to the Point of Beginning; run thence North 0° 02' 35" West for a distance of 299.13 feet; run thence West for a distance of 568 feet, more or less, to the East margin of Wolf Creek; run thence along said Wolf Creek in a southwesterly direction to a point that is West and 641 feet, more or less, from the Point of Beginning; run thence East for a distance of 641 feet, more or less, to the Point of Beginning. Said land being in Section 12, Township 8 South, Range 4 East, Baldwin County, Alabama.

PARCEL B:

TOGETHER WITH a 28-foot wide non-exclusive, appurtenant easement for ingress, egress and utilities lying West of the East line of that certain property conveyed to Terry W. Forbes by Susanna M. Gordon in that certain Deed dated January 17, 1994, and recorded in Real Property Book 562, page 1240.

PARCEL C:

TOGETHER WITH a 14-foot wide non-exclusive, appurtenant easement for ingress, egress and utilities beginning at the Northwest corner of Parcel A, described hereinabove, and running Northeasterly along the East margin of Wolf Creek to the North boundary of the property conveyed to Terry W. Forbes by Susanna M. Gordon in that certain Deed dated January 17, 1994, and recorded in Real Property Book 562, page 1240; thence East along the North line of the property described in Real Property Book 562, page 1240, to the Northeast corner of said property; thence South 14 feet; thence West and parallel to

Filed with Baldwin Co.
Judge of Probate at
Instrument # 1930719
On 7-21-2021

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The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name Susanna M. Gordon Trust
Mailing Address 23623 N. F. J. Road
Elberta, AL 36530

Grantee's Name The City of Foley
Mailing Address 407 E. Laurel
Foley, AL 36535

Property Address n/a
Elberta, AL 36530

Date of Sale 7/20/2021
Total Purchase Price \$ 330,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required) _____ Bill of Sale; _____ Appraisal; _____ Sales Contract;
☒ Closing Statement; _____ Other _____

STATE OF ALABAMA :

COUNTY OF BALDWIN :

WARRANTY DEED

69083

KNOW ALL MEN BY THESE PRESENTS, that SUSANNA M. GORDON and WILLIAM BYARD GORDON, SR. AS TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF SUSANNA M. GORDON DATED JUNE 8, 1999 ("Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantors by THE CITY OF FOLEY, ALABAMA, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

PARCEL A:

Commence at the Southeast corner of the Northeast Quarter of Section 12, Township 8 South, Range 4 East; run thence West for a distance of 1324.3 feet to the Point of Beginning; run thence North 0° 02' 35" West for a distance of 299.13 feet; run thence West for a distance of 568 feet, more or less, to the East margin of Wolf Creek; run thence along said Wolf Creek in a southwesterly direction to a point that is West and 641 feet, more or less, from the Point of Beginning; run thence East for a distance of 641 feet, more or less, to the Point of Beginning. Said land being in Section 12, Township 8 South, Range 4 East, Baldwin County, Alabama.

PARCEL B:

TOGETHER WITH a 28-foot wide non-exclusive, appurtenant easement for ingress, egress and utilities lying West of the East line of that certain property conveyed to Terry W. Forbes by Susanna M. Gordon in that certain Deed dated January 17, 1994, and recorded in Real Property Book 562, page 1240.

PARCEL C:

TOGETHER WITH a 14-foot wide non-exclusive, appurtenant easement for ingress, egress and utilities beginning at the Northwest corner of Parcel A, described hereinabove, and running Northeasterly along the East margin of Wolf Creek to the North boundary of the property conveyed to Terry W. Forbes by Susanna M. Gordon in that certain Deed dated January 17, 1994, and recorded in Real Property Book 562, page 1240; thence East along the North line of the property described in Real Property Book 562, page 1240, to the Northeast corner of said property; thence South 14 feet; thence West and parallel to

the North boundary of the property conveyed to Terry W. Forbes by Susanna M. Gordon in that certain Deed dated January 17, 1994, and recorded in Real Property Book 562, page 1240, to a Point lying East 14 feet from the margin of Wolf Creek; thence Southwesterly 14 feet east of a line running along the margin of Wolf Creek to a point lying on the North boundary of Parcel A, which point is 14 feet East of the Point of Beginning; thence West 14 feet to the Point of Beginning of the Easement herein described.

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. Reservation of one-half interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Knud Jensen and Rosa Jensen to Donald S. White and Ethel White, dated March 3, 1953, and recorded in Deed Book 192, page 193.
2. Reservation of all interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Ethel Fountain f/k/a Ethel White and Carl Fountain to Terry W. Forbes and Susanna P. Forbes, dated October 28, 1982, and recorded in Real Property Book 130, page 318.
3. Any part of the land described which may constitute wetlands or tidelands and any restriction on use or development arising out of a determination that the land, or some portion thereof, may be subject to provisions of Alabama Coastal Preservation statutes.
4. Rights of the United States of America, State of Alabama, or other parties in and to the bed, shore and water of Wolf Creek and Lake as shown on tax map. Title to no portion of the herein described land lying below ordinary mean high water mark.
5. Rights, if any, of the public to use as a public beach or recreation area any part of the herein described land lying between the body of water abutting said land and the natural line of vegetation, dunes, extreme high water line or other apparent boundary lines separating the publicly used area from the upland private area.
6. Rights of other parties in and to the easements described herein.

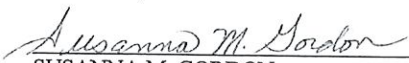
The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said Grantee, and to the successors and assigns of said Grantee, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantees, Grantors do, for Grantors, and for the respective heirs, successors and assigns of Grantors, hereby covenant with the Grantee that Grantors are seized of an indefeasible estate in fee simple in said property, is in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto caused this instrument to be properly executed on this the 20th day of July, 2019.

 (SEAL)
SUSANNA M. GORDON,
AS TRUSTEE OF THE REVOCABLE TRUST
AGREEMENT OF SUSANNA M. GORDON
DATED JUNE 8, 1999

William Byard Gordon, Sr. (SEAL)
WILLIAM BYARD GORDON, SR.,
AS TRUSTEE OF THE REVOCABLE TRUST
AGREEMENT OF SUSANNA M. GORDON
DATED JUNE 8, 1999

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SUSANNA M. GORDON, acting in her capacity as TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF SUSANNA M. GORDON DATED JUNE 8, 1999, 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, she, in her capacity as such Trustee, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of July, 2021.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/18/2024

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM BYARD GORDON, SR., acting in his capacity as TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF SUSANNA M. GORDON DATED JUNE 8, 1999, 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, in his capacity as such Trustee, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of July, 2021.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/18/2024

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER
GRANTOR NOR GRANTEE AND RECOMMENDS
EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL
TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:
G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File 21.0283



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