

1685774

STATE OF ALABAMA

COUNTY OF BALDWIN



65861

KNOW ALL MEN BY THESE PRESENTS, that **SOUTH BALDWIN ENTERPRISES, INC.,** an Alabama Corporation, the Grantor, for and in consideration of the sum of One Hundred Eighty Five Thousand and No/100ths (\$185,000.00) Dollars and other good and valuable considerations hereby acknowledged to have been paid to it by **STS HOLDINGS, LLC.,** the Grantee, does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, its successors and assigns forever, the following described property, subject to the below set out reservation, rights of way, restrictive covenants and any easements of record, located in the County of Baldwin, State of Alabama, to-wit:

Commence at the Southeast corner of the Northeast Quarter of Section 24, Township 7 South, Range 3 East, Baldwin County, Alabama; thence run South 89°50'54" West for a distance of 40.00 feet to a point; thence run North for a distance of 30.00 feet to the Point of Beginning; thence run South 89°50'54" West for a distance of 690.00 feet to a point; thence run North for a distance of 960.37 feet to a point; thence run South 89°26'45" East for a distance of 690.03 feet to a point; thence run South for a distance of 951.87 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Southeast corner of the Northeast Quarter of Section 24, Township 7 South, Range 3 East, Baldwin County, Alabama; thence run South 89°50'54" West for a distance of 40.00 feet to a point; thence run North for a distance of 160.00 feet to the Point of Beginning; thence run South 89°50'54" West for a distance of 690.00 feet to a point; thence run North 40.00 feet to a point; thence run North 89°50'54" East for a distance of 690.00 feet to a point; thence run South 40.00 feet to the Point of Beginning.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

- Reservation of all interest in and to all oil, gas and minerals and rights in connection therewith as contained in Real Property Book 103, Page 1879, Real Property Book 107, Page 1917, Real Property Book 337, Page 1871, Real Property Book 358, Page 1628 and Real Property Book 545, Page 97.

- Rights of the United States of America, State of Alabama or other parties in and to the bed, shore and water of Magnolia River. Riparian rights, rights of accretion or reliction are neither guaranteed nor insured and title to no portion of herein described land lying below ordinary mean high water mark is insured hereby.
- 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.
- Terms, conditions, rules, regulations, subdivision regulations, ordinances, and other matters relating to the City of Foley, Alabama, including, but not limited to:

A. City of Foley, Alabama, Subdivision Regulations dated January 7, 2008, and recorded at Instrument 1098026, and all amendments thereto.

B. Tree and Natural Feature Preservation Ordinance Number 1009-07, recorded at Instrument 1079685, as the same may have been modified at Instrument 1556660, Heritage Tree Preservation Ordinance Number 15-1003 as recorded at Instrument 1508545, and Ordinance Number 15-1003 Regulating Environmental Permits Related to Land Disturbance within the City of Foley recorded at Instrument 1508544.

C. City of Foley Ordinance No. 986-07, adopting the 2006 International Building (ICC) codes and supplemental provisions to upgrade the various codes relating to the inspection activities of the City of Foley and enforcement of the building provisions and fire safety as provided in said codes, dated June 18, 2007, as amended at Instruments 1110234, 1118864, 1198497; Ordinance No. 1200-12 adopting the 2009 codes, dated July 2, 2012 and recorded at Instrument 1348178; Ordinance No. 13-1025 approving the amendments to the City of Foley Building Codes, dated January 7, 2013, and recorded at Instrument 1380798; Ordinance No. 13-1043 adopting and amending the 2009 codes, dated November 4, 2013 and recorded at Instrument 1429467, as amended in Ordinance 13:1054 at Instrument 1436249; Ordinance No. 15-1013 adopting the 2012 codes, dated June 1, 2015 and recorded at Instrument 1517983; and Ordinance No. 16-2020-ORD adopting the 2012 codes, dated September 6, 2016 and recorded at Instrument 1594654.

- Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

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

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 **STS HOLDINGS, LLC.**, its successors and assigns forever.

And except as to taxes hereafter falling due, which are assumed by the Grantee and except as to the above set out reservation, rights of way, restrictive covenants and any easements of record, the Grantor hereby covenants with the Grantee, its successors and assigns, that it is seized of an indefeasible estate in fee simple in said property, that said property is free and clear of all encumbrances, that it does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this the 20 day of March, 2018.

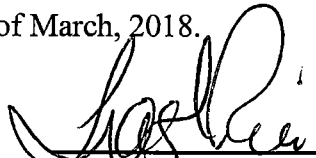
SOUTH BALDWIN ENTERPRISES, INC.

By: Linda E. McGowan
Its: President

STATE OF ALABAMA:
COUNTY OF BALDWIN:

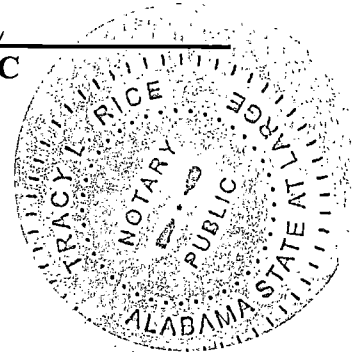
I, the undersigned Notary Public in and for said State and County, do hereby certify that Linda E. McGowan whose name as President of **SOUTH ALABAMA ENTERPRISES, INC.** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such President and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

GIVEN under my hand and seal this 20 day of March, 2018.


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
ROBERT M. GALLOWAY, ESQ.
GALLOWAY, WETTERMARK,
& RUTENS, LLP.
ATTORNEYS AT LAW
POST OFFICE BOX 16629
MOBILE, AL 36616-0629

TRACY L. RICE
NOTARY PUBLIC, STATE OF ALABAMA
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
APRIL 25, 2020



The following information is furnished in accordance with Code of Alabama 1975, Section 40-22-1, and is verified by the signature of the Grantor(s) below:

Grantor's name: South Baldwin Enterprises, Inc

Mailing address: P.O. Box 2093
Foley, AL 36536

Grantees' names: STS Holdings, LLC

Mailing address: 6081 Old Ocean Blvd
Ocean Ridge, FL 33435

Property address: Meters + Bounds

Date of Sale: 3-20-18

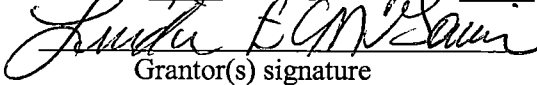
Total Purchase Price: 185,000⁰⁰

or Actual Value: _____

or Assessor's Market Value: _____

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) _____ Bill of Sale, X Sales Contract, X Closing Statement, _____ Appraisal, _____ other

Date: 3-20-18


Grantor(s) signature