

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. 1
DATE: 7/11/2014

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN dollar(s), cash in hand paid to the undersigned by the State of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), RCS Properties of Alabama, Inc. have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property:

A part of the NW 1/4 of NW 1/4, Section 4, Township 8 South, Range 4 West, identified as Tract No. 1 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 00°18'38" W along the present R/W line of State Road 59 a distance of 50.00 feet to a point on the acquired R/W line of Pride Drive (said point is offset to tie to the present R/W line of State Road 59 at Pride Drive centerline station 11+24.59);

Thence N 89°51'40" E along the acquired R/W line a distance of 1201.76 feet to a point on the grantor's property line;

Thence S 00°06'35" W along the grantor's property line a distance of 50.00 feet to a point on the grantor's property line;

Thence S 89°51'40" W along the grantor's property line a distance of 1201.38 to the POINT OF BEGINNING of the Property herein described, containing 1.379 acres more or less.

And as shown on the right of way map of record in the State of 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.

RCS 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),

RS City of Foley
for my (our) heirs, executors administrators, successors, and assigns covenant to and with
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 ad valorem 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 is in full compensation to him-her (them) for this
conveyance, and hereby release the *City of Foley* 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
11 day of September, 2014.

PCS Representative of Alabama, da -
Robert C. Sansing
ROBERT C. SANSING, Pres

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Escambia)

I, Kathy Bedsole, a Notary Public, in and for said County in said State,
hereby certify that Robert C. Sensing, whose name (s)
signed to the foregoing conveyance, and
who ☒ known to me, acknowledged before me on this day that, being informed of the
contents of this conveyance,
executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of Sept, 20 14.

KATHY BEDSOLE
Notary Public-State of Florida
Commission # FF 38310
Comm. Expires Sept. 6, 2017

Kathy Bedsole
NOTARY PUBLIC

My Commission Expires 9/6/17

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 WARRANTY DEED	STATE OF ALABAMA County of _____ Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at day of _____ o'clock _____ M., on the _____ day of _____, 20____, and duly recorded in Deed Record page _____ Dated _____ day of _____, 20____.	Judge of Probate County, Alabama.
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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. 1
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 THU dollar(s) cash in hand paid, the

receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s),
R. S. B. Property of Alabama Dept. of Transportation have this day bargained and

RODNEY MANASCO, PRES
CITY of Foley sold, and by these presents do hereby grant, bargain, sell and convey unto the 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 NW 1/4 of NW 1/4, Section 4, Township 8 South, Range 4 West, and a part of
identified as Tract No. 1 on Project No. ACOA59521-ATRP(003) in Baldwin County,
Alabama and being more fully described as follows:

PDE 1 of 1:

Commencing at the Northwest corner of MMAB Subdivision Slide 2240-F in the Probate Court
of Baldwin County, Alabama, thence N 00°19'38" W along the present R/W line of State Road
59 a distance of 50.00 feet to a point on the Acquired R/W line of Pride Drive (said point is
offset to tie to the present R/W line of State Road 59 at Pride Drive centerline station
11+24.59);

Thence N 89°51'40" E along the acquired R/W line a distance of 772.81 feet to a point on
permanent drainage easement line of Pride Drive to the POINT OF BEGINNING (said point is
offset 52.34' left of and perpendicular to Pride Drive centerline at station 18+97.40);

Thence N 28° 32'12" E along the permanent drainage easement line a distance of 14.50 feet
to a point on the permanent drainage easement line of Pride Drive (said point is offset 65.08'
left of and perpendicular to Pride Drive centerline at station 19+04.33);

Thence N 87°27'00" E along the permanent drainage easement line a distance of 196.02 feet to a point on the permanent drainage easement line of Pride Drive (said point is offset 73.80' left of and perpendicular to Pride Drive centerline at station 21+00.16);

Thence S 83°12'30" E along the permanent drainage easement line a distance of 108.27 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 22+07.67);

Thence S 90°00'00" E along the permanent drainage easement line a distance of 118.69 feet to a point on the grantor's property line;

Thence S 00°06'35" W along the grantor's property line a distance of 7.62 feet to a point on the Acquired R/W line of Pride Drive;

Thence S 89°51'40" W along the Acquired R/W line a distance of 428.95' feet to the POINT OF BEGINNING of the Property herein described, containing 0.134 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 ^{City of Foley} ~~State of Alabama~~ and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with the ^{City of Foley} ~~State of Alabama~~ 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 ^{City of Foley} ~~State of Alabama~~ (we) hereby release the ~~state of Alabama~~, 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 11 day of July, 2014.

RCS Reporter of Alabama, Inc. (LS)

Robert C. Saus, Jr. (LS)

ROBERT C. SAUS, JR. (LS)
PRES.

ACKNOWLEDGMENT

Florida
STATE OF ALABAMA)
COUNTY OF Columbia

I, Kathy Bedsole, a Notary Public, in and for said County in said State, hereby
certify that Robert C. Searcy, whose name (s)
signed to the foregoing conveyance, and who ☒
known to me, acknowledged before me on this day that, being informed of the contents of this conveyance,
the same bears date. executed the same voluntarily on the day

Given under my hand and official seal this 11 day of July 2014.

KATHY BEDSOLE
Notary Public-State of Florida
Commission # FF 30216
Comm. Expires Sept. 6, 2017

Kathy Bedsole
NOTARY PUBLIC

My Commission Expires
9/6/17

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

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

Judge of Probate
County, Alabama.