

STATE OF ALABAMA)
BALDWIN COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED was executed and delivered by **THE CITY OF FOLEY, Alabama, a municipal corporation** (herein the "Grantor"), to and in favor of the **HOTH INVESTMENTS, LLC** (herein the "Grantee"), and in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby, subject to the matters hereinafter set out, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee that certain real property located in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 4, Block 8, Beulah Heights Subdivision, according to the plat thereof of record in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 5, page 147.

(the "Subject Property").

This conveyance and any warranties associated with the same are hereby being made SUBJECT AND SUBORDINATE TO the following:

1. All taxes and assessments heretofore or hereafter assessed;
2. Mineral and mining rights not owned by the Grantor;
3. All easements, restrictions, covenants, rights-of-way, encumbrances and all other matters of record in the Probate Court of Baldwin County, or that are visible on the ground, or that would be disclosed by an accurate inspection or survey of the Subject Property;
4. Any matters affecting Grantor's title or the Subject Property that arose prior to Grantor acquiring the subject property; and
5. Any use, encroachments, or encumbrances on the Subject Property caused by any adjoining owners, including any party hereto.

(the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Subject Property, subject to the Permitted Encumbrances, together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in any way appertaining, to the use and benefit of the Grantee and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed in its name under seal and the same attested by an officer thereof duly authorized as of the Effective Date.

THE CITY OF FOLEY, ALABAMA

[SEAL]

By: _____
Its: Mayor

Attest:

By: _____
Its: City Clerk

STATE OF ALABAMA)
BALDWIN COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that _____ and _____, whose names as Mayor and City Clerk, respectively, of the City of Foley, Alabama, an Alabama municipal corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this _____ day of _____, 2019.

[SEAL]

Notary Public
My Commission Expires: _____

This instrument was prepared by:
Casey Pipes, Esq.
Helmsing Leach Herlong Newman and Rouse, P.C.
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This deed was prepared without the benefit of a title search or title review, and no representation or warranty concerning title matters is being made, nor are any implied.