

STATE OF ALABAMA:
COUNTY OF BALDWIN:

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FOLEY, an Alabama public entity (hereinafter called "Grantor"), for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration paid to Grantor by THE CITY OF FOLEY, an Alabama Municipal Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does, subject to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and to the successors and assigns of said Grantee, all of Grantor's interest in and to that real property in the County of Baldwin, State of Alabama, described as follows:

Lot 3 of the Foley Beach Express Industrial Park subdivision, recorded as Instrument Number 820103, page 1, Baldwin County Probate Records.

TO HAVE AND TO HOLD said property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however to the matters and exceptions to which reference is hereinbelow made, unto the said Grantee, and the successors and assigns of the Grantee, FOREVER.

The property is conveyed subject to existing utility and drainage easements, rights of way, restrictive covenants, and all other matters applicable to said property and of record in the office of the Judge of Probate of Baldwin County, Alabama, and to zoning restrictions and building set-back lines, if any, as well as to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on this the
3rd day of October, 2024.

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF FOLEY

By: Johnny Inzer
Its: Chairman

ATTEST:

By: Barbara Ingram
Its: Secretary

STATE OF ALABAMA:
COUNTY OF BALDWIN:

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Johnny Inzer, and Barbara Ingram, whose names are signed to the foregoing instrument as such officers of The Industrial Development Board of the City of Foley, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date with the full intent and authority to bind said company.

Given under my hand and seal this 3rd day of October, 2024.

NOTARY PUBLIC
My Commission expires:
(Notary Seal)

GRANTEE'S ADDRESS:

THIS INSTRUMENT PREPARED BY:

Keri Coumanis, Esquire
Helmsing, Leach, Herlong, Newman & Rouse, P.C.
Post Office Box 2767
Mobile, Alabama 36652
(251) 432-5521
krc@helmsinglaw.com