

94171

STATE OF ALABAMA :
COUNTY OF BALDWIN :

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 10/16/2014 1:46 PM
DEED TAX \$ 0.50
TOTAL \$ 18.50
4 Pages

1481693

WARRANTY DEED



Mortgage Recorded Separately

KNOW ALL MEN BY THESE PRESENTS, that **645 PARTNERS, L.L.C.**, an Alabama Limited Liability Company, ("Grantor"), 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 Grantor by **761 SOUTH MCKENZIE, LLC**, a South Carolina Limited Liability Company, ("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:

Lot 1 of the Resubdivision of Lot 1 of DNY Subdivision as recorded on Slide #1828-A in the Office of the Judge of Probate, Baldwin County, Alabama.

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. Easement granted The Utility Board of the City of Foley as recorded in Real Property Book 289, Page 304.
2. Building setback lines, drainage and utility easements, and other matters as shown on recorded plat of said subdivision, including but not limited to, restricted entrance from Sunflower Avenue only, as shown on recorded plat in slide 1828-A.
3. Restrictive covenants relating to the use and occupancy of the property described above, as set forth on the recorded plat of said subdivision, and all amendments thereto.
4. Right of way for public road from Daimaru New York Corporation to the State of Alabama by instrument dated January 19, 1993 and recorded in Real Property Book 495, Page 738.
5. Reservations and easements set out in a deed from the City of Foley to Lew Childre & Sons, Inc., dated September 28, 1988 and recorded in Real Property Book 349, Page 1635.
6. Easement granted to the State Highway Department by Louisville and Nashville Railroad Company by instrument recorded in Real Property Book 273, Page 1592, and re-recorded in Real Property Book 349, Page 1638 as an exhibit to aforesaid deed from the City of Foley to Lew Childre & Sons, Inc., dated September 28, 1988 and recorded in Real Property Book 349, Page 1635.
7. Right of way granted to the City of Foley by Rhodes Distributing Company by instrument dated January 20, 1970 and recorded in Deed Book 405, Page 59.
8. Twenty foot easement for ingress and egress non-exclusive for Lot 2, DNY Subdivision on the East boundary of Lot 4 and the 20 foot ingress, egress and utility easement on the West boundary of Lot 4 from Sunflower Avenue to East Azalea Avenue as shown on recorded plat.
9. Easement and Road Maintenance Agreement between Daimaru New York Corporation and River Landing Investments, L.L.C., dated December 23, 1998 and filed for record at Instrument #509626.
10. Right of way granted the City of Foley as recorded at Instrument 1292017.
11. Encroachment of concrete slab and asphalt pavement over easements set out above (Paragraphs 1, 2 and 5); overhead power lines, sanitary sewer, as shown on survey of Thomas K. Mead, dated September 22, 2014.

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12. Zoning, if any, planning, subdivision regulations, and other ordinances, laws, restrictions or regulations upon the use or division of the land comprising the Subdivision as may be legally imposed by the County of Baldwin, Alabama, any municipality in which the property may lie, the State of Alabama, or any other governmental authorities having jurisdiction over the land in the subdivision.

Any reference above to restrictive covenants omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C § 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. § 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

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

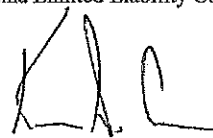
TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereto belonging, or in anywise appertaining.

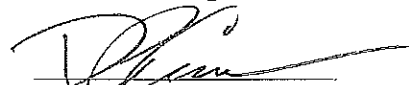
TO HAVE AND TO HOLD the said above described property unto the said Grantee, and to the successors and assigns of said Grantee, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantor does, for Grantor and for the successors and assigns of Grantor, hereby covenant with the Grantee that Grantor is 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 Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the 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 Grantor has caused this instrument to be properly executed to be effective as of the 10th day of October, 2014.

645 PARTNERS, LLC
An Alabama Limited Liability Company

By: 
KEVIN S. CORCORAN
Its: Member/Manager

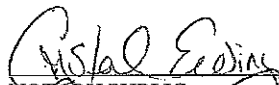
By: 
DENNIS P. CORCORAN
Its: Member/Manager

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that KEVIN S. CORCORAN, whose name as a Member/Manager of 645 PARTNERS, L.L.C., an Alabama Limited Liability Company, 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 the instrument, he, as such Member/Manager and with full authority, executed the same voluntarily for and on behalf of said Company.

Given under my hand and seal this 10th day of October, 2014.


NOTARY PUBLIC

My Commission Expires: 5-20-2017

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that DENNIS P. CORCORAN, whose name as a Member/Manager of 645 PARTNERS, L.L.C., an Alabama Limited Liability Company, 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 the instrument, he, as such Member/Manager and with full authority, executed the same voluntarily for and on behalf of said Company.

Given under my hand and seal this 10th day of October, 2014.


NOTARY PUBLIC

My Commission Expires: 5-20-2017

Address of Grantor:
Post Office Box 937
Gulf Shores, Alabama 36547

Address of Grantee:
222 West Coleman Blvd.
Mt. Pleasant, South Carolina 29464

THIS INSTRUMENT PREPARED BY:

G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File 14.3817

Real Estate Sales Validation Form
This Document must be filed in accordance with
Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>645 Partners, LLC</u>	Grantee's Name	<u>761 South McKenzie, LLC</u>
Mailing Address	<u>PO Box 937</u>	Mailing Address	<u>222 West Coleman Blvd.</u>
	<u>Gulf Shores, AL 36547</u>		<u>Mt. Pleasant, SC 29464</u>
Property Address	<u>761 S. McKenzie St.</u>	Date of Sale	
	<u>Foley, AL 36535</u>		
		Total Purchase Price	<u>\$295,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Other _____
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: October 10th, 2014

Unattested _____

Print: 645 Partners, L.L.C.

Sign: _____

Kevin S. Corcoran (Member/Manager)

Verified By: Grantor

Dennis P. Corcoran (Member/Manager)