

WARRANTY DEED

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/cert. 4/10/2017 3:31 PM
DEED TAX \$ 160.00
TOTAL \$ 180.00
4 Pages

1626930



STATE OF ALABAMA :

COUNTY OF BALDWIN :

KNOW ALL MEN BY THESE PRESENTS, that Joel S. Jenkins and Julie D. Jenkins, husband and wife, and Paul Jenkins, and Eva Jo Jenkins, husband and wife, the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration acknowledged to have been paid to the said Grantors by Weeks Bay Foundation, Inc., an Alabama non-profit corporation, the Grantee, do GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions contained in this Warranty Deed, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

From the Southwest corner of the Southeast Quarter of Section 19, Township 6 South, Range 3 East, Baldwin County, Alabama, run North 00 degrees 14 minutes East 1260 feet to the center of Still Branch for a POINT OF BEGINNING thence continue North 00 degrees 14 minutes East 2035 feet, more or less, to the West margin of Fish River thence run Southeasterly along the meanders of the West margin of Fish River to its intersection with the center of Still Branch; thence run Westerly along the meanders of the center of Still Branch to the POINT OF BEGINNING.

TOGETHER WITH:

A 50' wide easement over and across the North 50' of Tax Parcel Number 47-04-19-0-000-050.000 for ingress and egress and utilities between Comalander Road and Tax Parcel number 47-04-19-0-000-028.000 being further described as follows:

Beginning at the Northeast corner of the Southwest Quarter of Section 19, Township 6 South, Range 3 East, Baldwin County, Alabama; thence run South 00 degrees 08 minutes 52 seconds West a distance of 50.00 feet to a point; thence run South 89 degrees 51 minutes 52 seconds West a distance of 1333.78 feet to a point; thence run North 00 degrees 00 minutes 12 seconds East a distance of 50.00 feet to a point; thence run North 89 degrees 51 minutes 52 seconds East a distance of 1333.91 feet to the POINT OF BEGINNING.

GRANTORS DO REPRESENT AND COVENANT THAT THE PROPERTY DESCRIBED IN THIS WARRANTY DEED DOES NOT CONSTITUTE HOMESTEAD PROPERTY WITHIN THE MEANING OF ALA. CODE 1975, §6-10-3.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Rights of other parties, the United States of America or State of Alabama, in and to the shore, littoral or riparian rights to the property described in Schedule A which lies adjacent to Fish River and Still Branch.

Any of the lands described in this Warranty Deed that would lie below mean high tide.

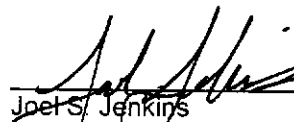
Any potential current use rollback taxes which may be assessed against the property described above by the Baldwin County Revenue Commissioner's Office.

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, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantee, and 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, the Grantors, for the Grantors and for the heirs and assigns of the Grantors, COVENANT AND WARRANT to and with the said Grantee, and the successors and assigns of said Grantee, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property and have a good and lawful right to sell and convey the same; that the Grantors are in quiet and peaceable possession of said real property; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and the Grantors do WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession of said real property, unto the said Grantee, and the successors and assigns of said Grantee, against the lawful claims and demands of all persons whomsoever.

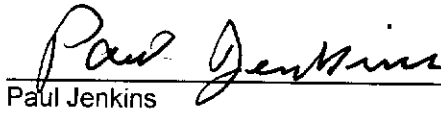
IN WITNESS WHEREOF, Grantors have set their hands and seals on this the 3rd day of MARCH, 2017.



Joel S. Jenkins



Julie D. Jenkins



Paul Jenkins

Eva Jo Jenkins
Eva Jo Jenkins

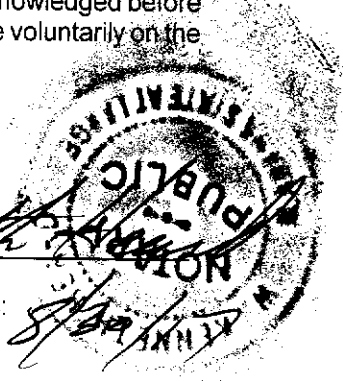
STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Joel S. Jenkins, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 31st day March, 2017.

W. Kenneth H. ...
Notary Public
My Commission Expires: 8/29/17



STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Julie D. Jenkins, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 31st day March, 2017.

W. Kenneth H. ...
Notary Public
My Commission Expires: 8/29/17



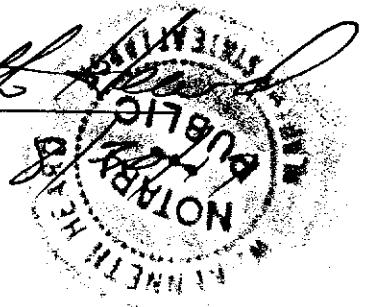
STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Paul Jenkins, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 31st day March, 2017.

W. Kenneth H. ...
Notary Public
My Commission Expires: 8/29/17

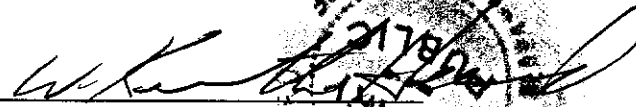


STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Eva Jo Jenkins, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 31st day March, 2017.


Notary Public
My Commission Expires: 8/22/17



Address of Grantors:

6670 MEADOW AVENUE
MOBILE, AL. 36618

Address of Grantee:

11401 US Hwy 98
Fairhope, AL 36532

THIS INSTRUMENT PREPARED BY:

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