

Instrument prepared by: Andrew R. McKinney
McKinney & Associates, P.C.
Post Office Box 2999
Gulf Shores, AL 36547
(251) 967-2166

Title commitment provided by: Professional Land Title, Inc.
3479-A Gulf Shores Pkwy
Gulf Shores, AL 36542
(251) 968-2700

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Code of Alabama §40-22-1 (1975) and is verified by the signature of the Grantor below.

Grantor: JAMES L. HORAK, SR., as Personal Representative
Mailing Address: 16630 Co. Rd 95 N, Elberta AL 36530
Grantee: BALDWIN COUNTY COMMISSION
Mailing Address: 312 Courthouse Square, Ste 12, Bay Minette, AL 36507
Property Address: 17917 CC ROAD, ELBERTA, AL 36530
Date of Sale: March 5, 2021
Value (§40-22-1): \$ 45,000.00

The purchase price or actual value can be verified in the following documentary evidence:
____ Appraisal Sales Contract ____ Closing Statement ____ County Tax Valuation
____ Other _____

STATE OF ALABAMA }
COUNTY OF BALDWIN }

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JAMES L. HORAK, SR., as **Personal Representative of the ESTATE OF JOSEPH JAMES GOTTLER, JR., Probate Court Case No. 32609, Baldwin County, Alabama**, hereinafter referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration this day cash in hand paid to said Grantor by **BALDWIN COUNTY COMMISSION**, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, the said Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, in fee simple, subject to the provisions contained in this Warranty Deed, all that real property situated in Baldwin County, Alabama, described as follows, to-wit:

N 1/2 of NW 1/4 of NW 1/4 of NE 1/4, Section 36, Township 6 South, Range 5 East, Baldwin County, Alabama.

Conveyance of the above described property and all covenants and warranties of the Grantor contained herein, whether express, implied or statutory, are made subject to the following:

1. Taxes for the current year, and subsequent years, which are not yet due and payable.
2. Prior reservations to all oil, gas and mineral rights, and all rights in connection therewith.
3. There being no dedicated means of ingress and egress to the property described above.
4. The undivided three-fourths (3/4) interest in the oil, gas and other minerals is hereby reserved by the grantor in deed recorded in Deed Book 196, page 18.

The recording references herein are to the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated. 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.

TOGETHER WITH ALL AND SINGULAR the rights, tenements, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD 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, the Grantor, for the Grantor, and for the successors and assigns of the Grantor, COVENANT AND WARRANT to and with the said Grantee, and the successors and assigns of said Grantee, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the said real property; that the Grantor is 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 Grantor does 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, the Grantor has hereunto set his hand and seal this 4th day of March, 2021.

**ESTATE OF JOSEPH JAMES GOTTLER, JR.,
Probate Court Case No. 32609, Baldwin County,
Alabama**



**By: JAMES L. HORAK, SR.
Its: Personal Representative**

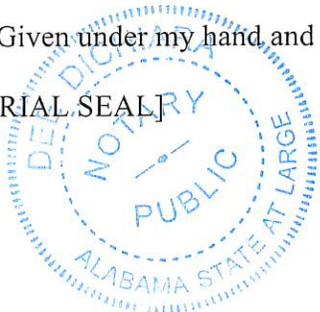
STATE OF ALABAMA }

COUNTY OF BALDWIN }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES L. HORAK, SR.**, whose name as Personal Representative of the **ESTATE OF JOSEPH JAMES GOTTLER, JR., Probate Court Case No. 32609, Baldwin County, Alabama**, 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 the conveyance, he, in his capacity as said Personal Representative, executed the same voluntarily and on behalf of said Estate, on the day the same bears date.

Given under my hand, and official seal this 4th day of March, 2021.

[NOTARIAL SEAL]





Notary Public

My Commission expires: 6/19/2021

THE SCRIVENER OF THIS INSTRUMENT REPRESENTS NEITHER GRANTOR(S) NOR GRANTEE(S) CONTAINED HEREIN AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.