

This instrument was prepared by
and after recording return to:

Lee Birchall
Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)
 :
COUNTY OF BALDWIN)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 18th day of February, 2020, by **BALDWIN COUNTY, ALABAMA**, a political subdivision existing under the laws of the State of Alabama (the "Grantor"), to **THE PUBLIC BUILDING AUTHORITY OF BALDWIN COUNTY**, a public corporation existing under the laws of the State of Alabama (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Baldwin County, Alabama, particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to all easements, restrictions and encumbrances of record and all taxes for the year 2020 and subsequent years, not yet due and payable.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Baldwin County Commission
322 Courthouse Square
Bay Minette, Alabama 36507
Attention: Chairman

Grantee's Name and Mailing Address:

The P.B.A. of Baldwin County
322 Courthouse Square
Bay Minette, Alabama 36507
Attention: President

Property Address: _____

Assessor's Market Value: \$_____

The Assessor's Market Value of the Property can be verified by the Baldwin County Tax Records.

[Signature page to follow]

My commission expires: _____

EXHIBIT A

[Legal Description]