

This instrument was prepared by  
and after recording return to:

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

STATE OF ALABAMA                    )  
  :  
COUNTY OF BALDWIN                )

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** executed and delivered this 18<sup>th</sup> 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]**