



5565 Glenridge Connector, Suite 300  
Atlanta, GA 30342  
Phone: (770)850-9600 / Fax: (770)850-8222

**RECEIVED**  
**DEC 12 2019**

**BY:** *aks*

Baldwin County  
312 Courthouse Square, Ste 12  
Bay Minette, AL 36507

**Date:** December 11, 2019  
**Escrow No.:** 182089ATL-LH  
**Buyer(s):** Baldwin County  
**Seller(s):** Forty Seven Canal Place, LLC, an  
Alabama limited liability company  
**Property:** 47 Canal ; 44.49 acres  
Orange Beach, AL

Dear Baldwin County:

In connection with the above referenced transaction, please find the following enclosed:

- Statutory Warranty Deed - Instrument No. 1791221

We appreciate the opportunity of being of service to you. If we can be of further assistance, please feel free to call upon us.

Sincerely,

*Raquel Hampton*

Raquel Hampton  
Raquel.Hampton@fntg.com

rh

Enclosure(s)

cc: Linda Hart, Multi Site Project Administrator / Fidelity National Title Ins Co.

Return to:  
Von Crook  
First National Financial Title Services, LLC  
3301 Windy Ridge Parkway, Suite 300  
Atlanta, GA 30339  
770-916-4347 **AL25180909TV**

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 10/24/2019 1:16 PM  
TOTAL \$ 0.00  
5 Pages

1791221



THIS INSTRUMENT PREPARED BY:

Joe Bartlett, Esq.  
Forty Seven Canal Place, LLC  
4401 Northside Parkway, Suite 600  
Atlanta, GA 30327

STATE OF ALABAMA )  
COUNTY OF BALDWIN )

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 22 day of October, 2019, by FORTY SEVEN CANAL PLACE, LLC, an Alabama limited liability company ("Grantor"), in favor of BALDWIN COUNTY, ALABAMA, a political subdivision of the State of Alabama, P.O. Box 1389, Bay Minette, Baldwin County, Alabama 36507 ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and 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 (the "Property") situated in Baldwin County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise appertaining, including all right, title and interest of Grantor in and to any streets, alleys or rights-of-way (whether open, closed or proposed) within or adjacent to the Property; and any easements, covenants, agreements, rights, privileges, tenements, mineral rights, oil and gas rights, water rights, subsurface rights, hereditaments and appurtenances now or hereafter appurtenant to the Property, but only to the extent appurtenant to only the Property, and not any other property of Grantor.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the 16<sup>th</sup> day of October, 2019, to be effective as of the day and year first above written.

FORTY SEVEN CANAL PLACE, LLC,  
an Alabama limited liability company

By: CPSI, LLC, an Alabama limited liability company, its manager

By: Mid-America Apartments, L.P., a Tennessee limited  
partnership, its manager and sole member

By: Mid-America Apartments Communities, Inc.,  
a Tennessee corporation, its sole general partner

By: Robert J. DelPriore  
Robert J. DelPriore  
Executive Vice President

STATE OF TENNESSEE

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. DelPriore, whose name as Executive Vice President of Mid-America Apartment Communities, Inc., a Tennessee corporation, the general partner of Mid-America Apartments, L.P., a Tennessee limited partnership, the Manager of CPSI, LLC, an Alabama limited liability company, the manager of Forty Seven Canal Place, LLC, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the aforesaid corporation.

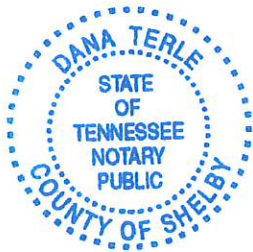
Given under my hand and official seal this the 16<sup>th</sup> day of October, 2019.

Dana Terle

Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3-8-23



### EXHIBIT A

All of that certain real property in the County of Baldwin, State of Alabama, described as follows, to wit:

Commence at a 2 inch iron pipe at the Northeast corner of Section 2, Township 9 South, Range 4 East, Baldwin County, Alabama; thence South 00°04'06" West for a distance of 601.91 feet to an iron rod on the Southerly right of way line of the Foley Beach Expressway marked "PLS 10675" for the Point of Beginning.

From said Point of Beginning run South 00°03'56" West for a distance of 350.29 feet to an iron rod on the northerly line of the Gulf Intracoastal Waterway marked "G.H. Gilleon 21774-LS"; thence run South 39°18'06" West along said Northerly line for a distance of 1113.20 feet; thence South 70°18'06" West along said Northerly line for a distance of 661.43 feet to a point on the West line of the East One-Half of the Northeast Quarter of said Section 2, said point also being South 00°04'37" West a distance of 30.00 feet from an iron rod marked "G.H. Gilleon 21774-LS"; thence run North 00°04'37" East along said west line for a distance of 2000.02 feet to an iron rod marked "G.H. Gilleon 21774-LS" on the south right of way line of Brown Lane; thence run North 89°38'58" East along said south right of way line for a distance of 393.63 feet to an iron rod marked "G.H. Gilleon 21774-LS"; thence run South 89°14'47" East along said south right of way line for 207.45 feet to an iron rod marked "G.H. Gilleon 21774-LS"; thence run Southeasterly along said south right of way line and along a curve to the right (having a radius of 300.00 feet and an internal angle of 48°37'00") for 254.56 feet to an iron rod marked "G.H. Gilleon 21774-LS"; thence run South 40°37'47" East along said south right of way line for 469.20 feet to an iron rod marked "G.H. Gilleon 21774-LS"; thence run North 49°22'13" East along said south right of way line for 80.00 feet to an iron rod marked "G.H. Gilleon 21774-LS" on the south right of way line of the Foley Beach Expressway; thence run South 40°37'47" East along said south right of way line for a distance of 206.10 feet back to the Point of Beginning.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2019, and subsequent years, which are not yet due and payable.
2. All matters that would be disclosed by a current and accurate survey and inspection of the property.
3. All matters of record.
4. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.
5. Rights of upstream and downstream riparian owners with respect to any body of water that may lie adjacent to, or traverse through, the property.
6. All rights of the United States of America, the State of Alabama, the City of Orange Beach or the County of Baldwin pertaining to any body of water that may lie adjacent to, or traverse through, the property.

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Forty Seven Canal Place, LLC	Grantee's Name	Baldwin County Commission
Mailing Address	4401 Northside Parkway, Suite 600	Mailing Address	322 Courthouse Square
	Atlanta, GA 30327		Bay Minette, AL 36507
	Attn: Joe Bartlett		Attn: Ron Cink
Property Address	Approx. 44.5 acres	Date of Sale	10/22/2019
	Orange Beach, Baldwin County, AL	Total Purchase Price	\$ 7,500,000.00
	66-01-02-1-001-001.000	or	
	66-01-02-1-001-002.000	Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	10-16-19	Print	Forty Seven Canal Place, LLC
Unattested		Sign *	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

\* as Executive Vice President of  
Mid-America Apartment Communities, Inc.,  
the general partner of Mid-America  
Apartments, L.P., the manager of  
CPSI, LLC, the manager of Grantor

ORIGIN ID: TMAA (678) 213-1755  
RAQUEL HAMPTON  
NATIONAL COMMERCIAL SERVICES  
3301 WINDY RIDGE PARKWAY  
SUITE 300  
ATLANTA, GA 30339  
UNITED STATES US

SHIP DATE: 11DEC19  
ACTWGT: 0.10 LB  
CAD: 112936175/WSX12750

BILL SENDER

TO **ANU GARY**  
**BALDWIN COUNTY**  
**312 COURTHOUSE SQUARE, STE 12**

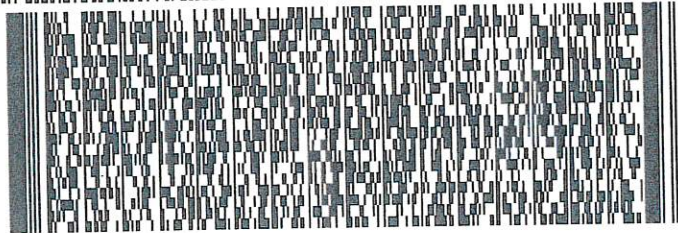
**BAY MINETTE AL 36507**

(251) 580-2564

REF: 182089ATL

INV:  
PO:

DEPT:



**FedEx**  
Express



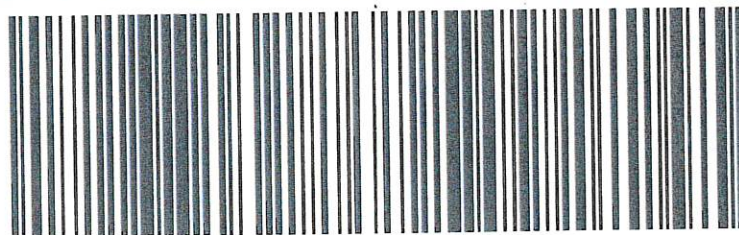
REL#  
3785346

**THU - 12 DEC 12:00P**  
**PRIORITY OVERNIGHT**

TRK#  
0201 **7788 2712 3329**

**XH MOBA**

**36507**  
**AL-US BFM**



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