

THIS INSTRUMENT

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STATE OF ALABAMA)

COUNTY OF BALDWIN)

WARRANTY DEED

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 3:36 PM
DEED TAX \$ 9.50
TOTAL \$ 24.50
3 Pages

1487387



KNOW ALL MEN BY THESE PRESENTS, that Adam J. Findley and Nicolette Findley, husband and wife, hereinafter called the "Grantors," for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantors by Dennis A. Horne and Sandra L. Horne, hereinafter called the "Grantees," the receipt and sufficiency of which are hereby acknowledged, subject to all matters and things hereinafter set forth, have this day bargained and sold and by these presents do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantees, as tenants in common with equal interests during the period of their concurrent lives with cross-contingent remainders and right of reversion to the survivor, in fee simple forever, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 38 as per plat of survey of a subdivision of the West One-Half of the Southwest Quarter of the Southwest Quarter of Fractional Section 21, Township 9 South, Range 2 East, as recorded in Map Book 4, page 129, of the records in the Office of the Judge of Probate of Baldwin County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Rights of other parties, the United States of America or State of Alabama, in and to the bed, shore, littoral or riparian rights to the property described herein which lies adjacent to the Gulf of Mexico.
2. The rights, if any, of the public to use as a public beach or recreation area any part of the Land lying between the body of water abutting the property described in Schedule A and the natural line of vegetation, the bulkhead line, the most extreme high water line or any other legally established boundary line separating the publicly used area from the upland private area.
3. Reservation of oil, gas, and other minerals as contained in Instrument recorded in Deed Book 307, page 285, Deed Book 381, page 590, and Deed Book 390, page 95.

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, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.


TO HAVE AND TO HOLD the said above described property unto the said Grantees during the term of their concurrent lives, and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

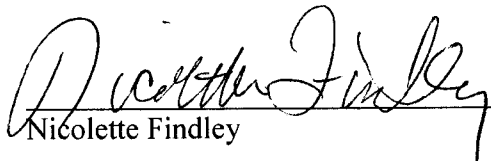
And except as to taxes hereafter falling due which are assumed by the Grantees, and except as to the above mentioned encumbrances, the Grantors do, for themselves and their heirs and assigns, hereby covenant with the Grantees that they are seized of an indefeasible estate in fee simple in said property, are in peaceable possession thereof, that said property is free and

Mortgage Recorded Simultaneously

clear of all encumbrances, and that they do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the peaceable possession thereof, unto the Grantees, and to the survivor of them, and to the heirs and assigns of such survivor, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 21ST day of NOVEMBER, 2014.

 (SEAL)
Adam J. Findley

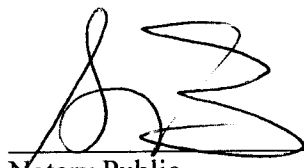
 (SEAL)
Nicolette Findley

STATE OF ALABAMA)

COUNTY OF BALDWIN)

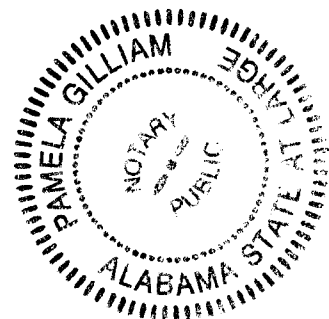
I, PAMELA GILLIAM, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Adam J. Findley, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21st day of NOVEMBER, 2014.


Notary Public

My Commission Expires:

09.13-16



STATE OF ALABAMA)

COUNTY OF BAWDWIN)

I, PAMELA GILLIAM, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nicolette Findley, whose name 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 said conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21st day of NOVEMBER, 2014.



Notary Public

My Commission Expires:

09-13-16



The following information is provided pursuant to Alabama Code §40-22-1:

Grantors' Names: Adam J. Findley and Nicolette Findley

Mailing Address 1455 Roderick Road
Mobile, AL 36618

Grantees' Names: Dennis A. Horne and Sandra L. Horne

Mailing Address 29183A Creek Lane
Loxley, AL 36551

Property Address 8215 Gulf Beach Lane Date of Sale 11-21-14
Gulf Shores, AL 36542 Total Purchase Price \$ 2162,500.00
or
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)

Bill of Sale Appraisal
 Sales Contract Other _____
 Closing Statement