

105301A

Mortgage Recorded Simultaneously

## WARRANTY DEED

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 11/24/2014 3:51 PM  
DEED TAX \$ 98.50  
TOTAL \$ 113.50  
3 Pages

1487399

STATE OF ALABAMA:

COUNTY OF BALDWIN:

KNOW ALL MEN BY THESE PRESENTS, that **JORGE L. HERRERA** and **ALMA M. HERRERA**, acting by and through her Attorney-in-Fact, **JORGE L. HERRERA**, husband and wife, the **GRANTORS**, for and in consideration of the sum of **ONE HUNDRED EIGHTY NINE THOUSAND AND NO/100THS DOLLARS (\$189,000.00)** and other good and valuable consideration hereby acknowledge to have been paid to the said **GRANTORS** by **MORTIMER, LLC**, the **GRANTEE**, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEE**, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

**Lot 14, The Cabins at Steelwood, Phase II**, according to map or plat recorded in **Slide 2109-F**, in the Office of the Judge of Probate, **Baldwin County, Alabama**.

**PROPERTY ADDRESS:** 32857 Range Lane Loxley AL 36551

**THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:**


1. Reservation of oil, gas and other minerals and all rights in connection therewith as contained in deed from United States Steel Corporation to International Paper Company dated January 3, 1975 and filed for record in Deed Book 467, page 441, and re-recorded and corrected in Deed Book 471, page 757 and amended and modified by partial Release of Mineral and Surface Rights by USX Corporation (formerly United States Steel) to International Paper Realty Corporation by instrument dated July 2, 1991 and filed for record in Real Property Book 429, page 1530.
2. Easement and right-of-way by Northbay Vineyards, Ltd. to I P Timberlands Operating Company, Ltd. dated July 16, 1992 and filed for record in Real Property Book 470, page 1690.
3. Road Use Agreement by and between Northbay Vineyards, Ltd. and I P Timberlands Operating Company, Ltd. dated July 16, 1992 and filed for record in Real Property Book 470, page 1705.
4. Covenants, restrictions, reservations, easements and rights relating to the use and occupancy of Unit One, Steelwood dated October 1, 1997 and filed for record in Miscellaneous Book 95, page 1449, and all supplements and amendments thereto.
5. Easement granted The Steelwood Property Owners Association, dated October 7, 1997 and filed for record in Real Property Book 781, page 732.
6. Articles of Incorporation of The Steelwood Property Owners Association, dated October 7, 1997 and filed for record in Miscellaneous Book 95, page 1496.
7. By-Laws, its rules and regulations of The Steelwood Property Owners Association, filed for record in Miscellaneous Book 95, page 1507.
8. Building setback lines and drainage and utility easements as set out on recorded plat of said subdivision.
9. Restrictive covenants relating to the use and occupancy of the subject property as set forth on the recorded plat of The Cabins at Steelwood, Phase II, and all amendments thereto.
10. No publicly dedicated means of ingress and egress to the subject property.
11. Easement granted Baldwin County Electric Membership Corporation by Steelwood, Ltd., dated October 7, 1997 and filed for record in Real Property Book 781, page 743.

12. Easement granted Gulf Telephone Company by Steelwood, Ltd., dated October 7, 1997 and filed for record in Real Property Book 781, page 737, and further granted in Instrument Number 513748.
13. Right-of-Way conveyed to Baldwin County, Alabama by Steelwood, Ltd., dated October 7, 1997 and filed for record in Real Property Book 781, page 722.
14. First Supplement to and Amendment of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions, applicable to Steelwood, Unit One, a Planned Unit Development, dated December 1, 1998, and recorded in Miscellaneous Book 101, page 1971; Second Supplement to and Amendment of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions, applicable to The Villas at Steelwood and Steelwood, Unit Two, Phase I, a Planned Unit Development, dated July 9, 1999 and filed for record as Instrument Number 501169; Third Supplement to and Amendment of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions, applicable to Steelwood, Unit One, The Villas at Steelwood, Steelwood, Unit Two, Phase I, Steelwood, Unit Two, Phase II, The Cabins at Steelwood and The Suites at Steelwood, a Condominium, all part of a Planned Unit Development, dated June 4, 2002 and filed for record as Instrument Number 663282; Fourth Supplement to and Amendment of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions, applicable to Steelwood, Unit One, The Villas at Steelwood, Steelwood, Unit Two, Phase I, Steelwood, Unit Two, Phase II, The Cabins at Steelwood, The Suites at Steelwood, a Condominium, and Unit Three, Steelwood, filed for record as Instrument Number 688556; Fifth Supplement to and Amendment of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions, applicable to Steelwood, Unit One, The Villas at Steelwood, Steelwood, Unit Two, Phase I, Steelwood, Unit Two, Phase II, The Cabins at Steelwood, The Suites at Steelwood, a Condominium, and Unit Three, Steelwood, and The Cabins at Steelwood, Phase II, filed for record as Instrument Number 720478; Sixth Supplement to and Amendment of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions, applicable to Steelwood, Unit One, The Villas at Steelwood, Steelwood, Unit Two, Phase I, Steelwood, Unit Two, Phase II, The Cabins at Steelwood, The Suites at Steelwood, a Condominium, and Unit Three, Steelwood, and The Cabins at Steelwood, Phase II, and Unit Four, Steelwood, all Portions of a Planned Unit Development, dated November 12, 2003 and filed for record November 12, 2003 as Instrument Number 771859, and all amendments thereto.
15. Reservation with reference to oil, gas and other minerals and all rights in connection therewith as contained in deed from IP Timberlands Operating Company, Ltd. to Steelwood, Ltd., dated January 6, 1998 and filed for record 0 in Real Property Book 799, page 903.
16. Terms and conditions of the Easement Vacation and Right-of-Way Use Agreement dated April 3, 2003 and filed for record April 3, 2003 as Instrument Number 720479.
17. Electric Line right-of-way easement from Steelwood, Ltd. to Baldwin County Electric Membership Corporation filed for record July 23, 2003 as Instrument Number 744657.

**TOGETHER WITH ALL AND SINGULAR** the rights, privileges, tenements, hereditaments and appurtenances hereunto 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 **GRANTORS**, for **GRANTORS** and for the heirs and assigns of **GRANTORS**, do hereby **COVENANT AND WARRANT** to and with the said **GRANTEE**, the successors and assigns of said **GRANTEE**, that **GRANTORS** are 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 same; that **GRANTORS** are in quiet and peaceable possession thereof; and that said real property is, except as is recited above, free and clear of all liens and encumbrances of every kind and nature whatsoever; and **GRANTORS** do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, 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**, **GRANTORS** have set their hands and seals on this the 20<sup>th</sup> day of November, 2014.

  
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**JORGE L. HERRERA**

  
\_\_\_\_\_  
**ALMA M. HERRERA**, by **JORGE L. HERRERA** as her Attorney-in-Fact

STATE OF Alabama :

COUNTY OF Baldwin :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **JORGE L. HERRERA**, whose name 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 the instrument, he executed the same voluntarily on the same bears date.

Given under my hand and seal on this 20<sup>th</sup> day of November, 2014.

*Amelia C. Supis*  
NOTARY PUBLIC  
My Commission Expires: 7.30.16

STATE OF Alabama :

COUNTY OF Baldwin :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **JORGE L. HERRERA**, in his capacity as Attorney-in-Fact for **ALMA M. HERRERA**, whose name 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 the instrument, he, in his capacity as Attorney-in-Fact, executed the same voluntarily on the same bears date.

Given under my hand and seal on this 20<sup>th</sup> day of November, 2014.

*Amelia C. Supis*  
NOTARY PUBLIC  
My Commission Expires: 7.30.16

This instrument prepared by:  
Lori Meadows, P.C.  
24407 Lauder Place  
Orange Beach, AL 36561  
(251) 942-5541

Grantor's address:

5 Quail Wood Ct  
Parkton, MD 21120

Grantee's address:

PO Box 1964  
Robertsdale AL 36567