

\$123,200.00

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 11/24/2014 4:07 PM  
DEED TAX \$ 123.50  
TOTAL \$ 135.50  
2 Pages

1487397

STATE OF ALABAMA  
COUNTY OF BALDWIN



**WARRANTY DEED FROM SUSAN J. ALFORD  
TO THE SUSAN J. ALFORD REVOCABLE LIVING TRUST**

KNOW ALL MEN BY THESE PRESENTS, that SUSAN J. ALFORD, an unmarried woman, referred to as **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations this day cash in hand paid to her by SUSAN J. ALFORD, or her successors, as Trustee of the Susan J. Alford Revocable Living Trust, dated November 20, 2014, as amended, hereinafter referred to as **GRANTEE**, receipt of which is hereby acknowledged, by said GRANTOR, it being the intent of the GRANTOR to cause the title to the hereinafter described property to be corrected so that it will appear in the name of SUSAN J. ALFORD as Trustee of said Trust rather than at present in the individual name of SUSAN J. ALFORD, does hereby, subject to the terms hereinafter contained, GRANT, BARGAIN, SELL, and CONVEY unto the said GRANTEE all the real property, lying and being in the County of Baldwin, State of Alabama, as more particularly described as follows, to-wit:

Lot 17, Gulfside Towne Homes, according to the plat thereof recorded in Map Book 10, page 139, in the office of the Judge of Probate, Baldwin County, Alabama, EXCEPTING THEREFROM all oil, gas and other minerals in, on and under said land, and all rights in connection therewith, as heretofore conveyed in deed from Gulfside Towne Homes, a Partnership, to David H. Akridge, et al, dated October 30, 1978 and recorded in Real Property Book 35, page 821 of the aforesaid Probate Records.

**SUBJECT TO THE FOLLOWING MATTERS:**

1. Ad valorem taxes for the current year and subsequent years, which are a lien but not due and payable until October 1 following the end of the current tax year; also subject to any future adjustments made by either the Tax Assessor's Office or the Board of Equalization.
2. Reservations, restrictions, rights of way, easements, building setback lines and drainage and utility lines easements as noted on plat.
3. Any and all zoning, subdivision, or other governmental regulations pertaining to the use of said property.
4. Restrictive covenants appearing of record in Deed Book 85, page 377 and Map Book 1, page 148, Probate Court Records, Baldwin County, Alabama.
5. Reservation, restrictions, easements, options, covenants and agreements incorporated by reference in the Declaration of Covenants, Conditions and Restrictions and in the related By-Laws and Articles of Incorporation and Owner's Association, as contained in instrument by Gulfside Towne Homes, a partnership, dated November 18, 1978 and recorded in Miscellaneous Book 32, page 200, et seq., and as amended by instrument dated December 19, 1979, and recorded in Miscellaneous Book 35, page 715, et seq., and Miscellaneous Book 32, page 214, et seq.
6. Easement contained in instrument from Gulfside Towne Homes, a partnership, to Gulfside Homeowners Association, Inc., dated September 10, 1980, and recorded in Real Property Book 90, page 1438.
7. Rights of other parties, the United States of America or State of Alabama, in and to the shore, littoral or riparian rights to the

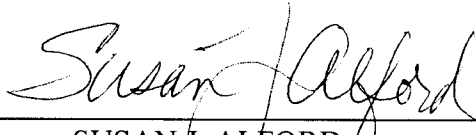
property described in Schedule A lying adjacent to the Gulf of Mexico. The policy to be issued will insure only such rights as legally accrue by reason of ownership in fee simple of the property described herein.

8. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title created by the Alabama Condominium Ownership Act, Section 35, 8-1 et seq., Code of Alabama 1975, as set forth in the Declaration of Condominium, Articles of Incorporation of Gulfside Towne Homes, Condominium Owner's Association, Inc, in the By-Laws of Gulfside Towne Homes Condominium Owner's Association, Inc (recording information in legal description) in any instrument creating the estate or interest insured by this commitment and in any allied instrument referred to in any of the instruments aforesaid.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple, and to the successors, heirs and assigns of such GRANTEE, FOREVER.

And, except as to the above, the said GRANTOR does for herself and for her heirs, assigns, executors and administrators, covenant and agree with the GRANTEE, its successors, heirs and assigns, that she is seized of said property in fee simple; that she has a good and lawful right to sell and convey the same as aforesaid; that the same is free and clear from all encumbrances; and does hereby warrant and will forever defend the title to said property unto the said GRANTEE and its successors, heirs and assigns, against the lawful claims of all persons.

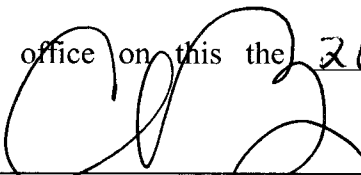
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal to this instrument on this the 20 day of November, 2014.

  
\_\_\_\_\_  
SUSAN J. ALFORD

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned Notary Public, in and for said State and County, do hereby certify that SUSAN J. ALFORD, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of said instrument, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal of office on this the 20 day of November, 2014.

  
\_\_\_\_\_  
NOTARY PUBLIC  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
Commission Expires: Apr 15, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantor's Address: 21372 Grady Ln, Summerdale, Alabama 36580  
Grantee's Address: 21372 Grady Ln, Summerdale, Alabama 36580

The drafter of this instrument acted as a scrivener only, and no representation is made regarding the validity of title or the accuracy of the description contained herein. This instrument was prepared by:

Caldwell Wenzel & Asthana, P.C.  
Work Place Building  
218 North Alston Street  
Foley, Alabama 36535  
(251) 948-2168

