

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
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Deed Tax \$ 76.00
TOTAL \$ 91.00
3 Pages

1487411

STATE OF ALABAMA
BALDWIN COUNTY



WARRANTY BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that NANCY S. LITTLE, a widowed woman, hereinafter called the "Grantor," for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantors in hand paid by NANCY S. LITTLE and PAMELA DILLARD RHEA, hereinafter called the "Grantees," receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY the improvements, and transfer the leasehold interest in, unto said Grantees, as during the period of their concurrent lives, and, upon the death of either of them, the remainder to the survivor of said Grantees, in fee simple, forever, all that real property in Baldwin County, Alabama, described as follows, to-wit:

Lot four (4), Gatewood Subdivision as recorded on Slide 1375-A, Probate Records, Baldwin County, Alabama, Section 16, Township 6 South, Range 2 East, Baldwin County, Alabama.

SUBJECT, HOWEVER, TO THE FOLLOWING:

- (1) Terms and conditions of the 99 year lease from the Fairhope Single Tax Corporation.
- (2) 10' street right-of-way and drainage and utility easement along the West margin of subject property as shown on the recorded plat of Gatewood Subdivision recorded at Slide 1375-A and the survey of Bay Area Surveying dated April 24, 1995, and revised May 3, 1995.
- (3) 30' drainage and utility easement along the South margin of subject property as shown on the recorded plat of Gatewood Subdivision recorded at Slide 1375-A and the survey of Bay Area Surveying dated April 24, 1995, and revised May 3, 1995.
- (4) Any claim arising as a result of the fence lines located along the North, East and South property margins not being located on the true property lines as shown on the survey of Bay Area Surveying dated April 24, 1995, and as revised May 3, 1995.

It is the express intent of the grantor herein to convey ownership of all oil, gas and other mineral interests in, on and/or under said property and all rights in connection herewith which have not been previously granted to or reserved by others.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto the said Grantees, during their joint lives with right of survivorship, and upon the death of either of them, to the survivor thereof, in fee simple, FOREVER.

Conveyance of the above described property and all covenants and warranties of the Grantor hereunder (whether express, implied or statutory) is made subject to the following:

1. Restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the office of the Judge of Probate of Baldwin County, Alabama, to any present encroachments thereon, if any, and to the lien of real property taxes and leasehold rentals hereafter falling due.

And, except as to the above and the taxes hereafter falling due, and except as provided above, said Grantor, for itself, its successors and assigns, hereby covenants with said Grantees, their heirs and assigns, that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto said Grantees and the survivor of them, and the heirs and assigns of such survivor against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this 20 day of Nov., 2014.

Nancy S. Little
NANCY S. LITTLE

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, NANCY S. LITTLE, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 20 day of Nov., 2014.

Margaret L. Best
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
2014-2018 EXPIRATION DATE 12/31/2018
2014-2018 EXPIRATION DATE 12/31/2018

THIS INSTRUMENT WAS PREPARED WITHOUT
EXAMINATION OF TITLE BY:

KELLY A. McGRIFF
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Grantor's Address:

20250 Bishop Rd
Fairhope, AL
36532

Grantees' Address:

20280 Bishop Rd
Fairhope, AL
36532
