

MBT-1400724

Send tax notice to:
Grantee
13202 LADYADORS RUN
Foley, AL 36535

STATE OF ALABAMA
COUNTY OF BALDWIN

This instrument prepared by:
LONG, FLANAGAN & MCDONALD, LLC
1321 Gunter Avenue
Guntersville, Alabama 35976

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/25/2014 10:37 AM
DEED TAX \$ 60.00
TOTAL \$ 72.00
2 Pages

1487435

WARRANTY DEED



KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, the undersigned, **MAXINE A. BUCK, an unmarried woman**, (hereinafter referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **THOMAS PATRICK MULLEN**, (hereinafter referred to as GRANTEE) the following real estate situation in Baldwin County, Alabama, to-wit:

Lot 52, Quail Valley, Unit Three, according to plat thereof recorded on Slides No. 1940-A and 1940-B of the Probate Court Records of Baldwin County, Alabama.

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

1. Any and all Special Assessments, Bills, Charges or Municipal liens levied and/or assessed against subject property, which are currently due and payable, if any.
2. Subject to all matters as set forth as shown on the plat as recorded in Slides No. 1940-A and 1940-B, of the Probate Records of Baldwin County, Alabama.
3. Taxes and/or assessments for the year 2015, not yet due and payable, and for subsequent years. Taxes assessed for Parcel ID/Tax ID # 55-06-23-0-000-011.094 / PPIN 234919 are due and payable October 1, 2015, but are not delinquent until December 31, 2015. (Subject to the Tax Assessment.)
4. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property. Anything to the contrary notwithstanding, nothing herein attempts to set out any ownership interest in any oil, gas, and minerals or any rights in connection therewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured.
5. Building setback line and drainage and utility easements as shown on recorded plat of said subdivision.
6. Restrictive covenants contained in instrument recorded in Miscellaneous Book 96, Page 36 and Miscellaneous Book 100, page 1548 in the Probate Office of Baldwin County, Alabama.
7. Easement granted Alabama Power Company by instrument recorded in Deed Book 287, Page 421 in the Probate Office of Baldwin County, Alabama.
8. Right of way granted the County Commissioners of Baldwin County by instrument recorded in Deed Book 22, Page 318 in the Probate Office of Baldwin County, Alabama.
9. Easement granted Phoenix Pipeline Company by instrument recorded in Real Property Book 381, Page 574 in the Probate Office of Baldwin County, Alabama.
10. Reservation of oil, gas and minerals contained in instrument recorded in Deed Book 382, Page 274; Deed Book 81, Page 523; Real Property Book 670, Page 594 in the Probate Office of Baldwin County, Alabama.
11. Conveyance of oil, gas and minerals recorded in Deed Book 438, Page 967; Deed Book 507, Page 665; Real Property Book 219, Page 437; Deed Book 164, Page 477; Deed Book 364, Page 95; Deed Book 468, Page 524 in the Probate Office of Baldwin County, Alabama.
12. Oil gas and mineral lease recorded in Real Property Book 99, Page 1714; Deed Book 496, Page 929; Real Property Book 99, Page 1718; Real Property Book 249, Page 1099; Real Property Book 350, Page 1752; Deed Book 496, Page 923; Real Property Book 112, Page 1544; Real Property Book 350, Page 1754, Real Property Book 115, Page 728; Real Property Book 234, Page 750; Deed Book 438, Page 7; Deed Book 131, Page 305; Real

Mortgage Recorded Simultaneously

- Property Book 361, Page 1308; Real Property Book 361, Page 1315; Real Property Book 65, Page 941 in the Probate Office of Baldwin County, Alabama.
13. Sewer easement as contained in instrument recorded in Real Property Book 709, Page 1089 in the Probate Office of Baldwin County, Alabama.
 14. Ratification and Rental Division Order relative to oil, gas and minerals recorded in Real property Book 322, Page 848 in the Probate Office of Baldwin County, Alabama.
 15. Reservation for roadway as contained in Deed Book 81, Page 523 in the Probate Office of Baldwin County, Alabama.
 16. Reservation of a forty (40) foot easement contained in Real property Book 670, Page 588 in the Probate Office of Baldwin County, Alabama.
 17. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Quail Valley Property Owners Association, Inc . recorded in Miscellaneous Book 100, page 1569 and the By-Laws thereto as recorded in Miscellaneous Book 100, page 1531 in the Probate Office of Baldwin County, Alabama

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for herself, her heirs and assigns, covenant with said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances except ad valorem taxes for 2014 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that he has good right to sell and convey the same aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the Grantor hereunto set his hand and seal this the 19th day of November, 2014.

Maxine A. Buck
Maxine A. Buck

STATE OF Maine
COUNTY OF Arroostook

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Maxine A. Buck 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 executed the same voluntarily.

Given under my hand and official seal this the 19th day of November, 2014.

Cindy L Thibau
Notary Public
My Commission Expires: _____

CINDY L THIBEAU
NOTARY PUBLIC, MAINE
My Commission Expires Nov. 10, 2015

