

The following information is furnished in accordance with Code of Alabama 1975, Section 40-22-1, and is verified by the signature of the Grantor below:

Grantor's name: EMILIE ANN RAINEY
Mailing address: 186 AUBURN STREET
PIEDMONT, AL 36272

Grantees' names: EMILIE ANN RAINEY
DEBRA B. NEAL

Mailing address: 186 AUBURN STREET
PIEDMONT, AL 36272

Property address: 1576 WET BEACH BLVD, #6
GULF SHORES, AL 36542

Date of Sale: NOVEMBER 14, 2014

Total Purchase Price: \$82,500.00

or Actual Value: 1/2 of Value

or Assessor's Market Value: _____

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one)
_____ Bill of Sale, _____ Sales Contract, _____ Closing Statement, _____ Appraisal, _____ other

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF BALDWIN:

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/26/2014 9:20 AM
DEED TAX \$ 82.50
TOTAL \$ 97.50
3 Pages

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KNOW ALL MEN BY THESE PRESENTS, that EMILIE ANN RAINEY, an unmarried woman, the GRANTOR, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration hereby acknowledge to have been paid to the said GRANTORS by EMILIE ANN RAINEY and DEBRA B. NEAL, the GRANTEES, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said GRANTEES, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said GRANTEES, the remainder to the survivor of said GRANTEES, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Unit 6, Pristine Pointe, a condominium, according to the condominium documents of record as follows; (all recording references being to the Office of the Judge of Probate of Baldwin County, Alabama); Declaration of Condominium and By-Laws of Pristine Pointe Condominium and all Exhibits thereto, dated March 03, 1998, in Miscellaneous Book 97, pages 1186-1297 (Declaration) and (By-Laws); and Amendment to Declaration of Condominium, dated February 11, 1999, in Instrument 478582; as such Certification Drawings of Pristine Pointe Condominium filed March 03, 1998, in Apartment Book 17, pages 265-269; defining Pristine Pointe Condominium as existing on that date generally and defining the above named unit thereof specifically; TOGETHER WITH the appropriate undivided interest in the common elements of Pristine Pointe Condominium applicable to such unit, as set out in the aforementioned Declaration.

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

1. Covenants, conditions, setback lines, restrictions, reservations, easements, options and other provisions contained in that certain Declaration of Condominium and By-Laws of Pristine Pointe Condominium and all Exhibits thereto, dated March 03, 1998, in Miscellaneous Book 97, pages 1186-1297 (Declaration) and (By-Laws); and Amendment to Declaration of

- Condominium, dated February 11, 1999, in Instrument 478582; as such Certification Drawings of Pristine Pointe Condominium filed March 03, 1998, in Apartment Book 17, pages 265-269; and all rules and regulations promulgated pursuant to said Declaration and By-Laws.
2. Building setback lines, drainage and utility easements, and all other matters appearing of record in Slide 241-B.
 3. Easement to Baldwin County Electric Membership Corporation, dated October 21, 1997, and recorded in Real Property Book 786 page 1139.
 4. Articles of Incorporation of Pristine Pointe Condominium Owners Association, Inc., dated March 03, 1998, and recorded in Miscellaneous Book 97, pages 1177-1185.
 5. Amendment by the Planning Commission of the City of Gulf Shores of the Subdivision Regulations of the City of Gulf Shores filed May 27, 1997 in Miscellaneous Book 93 page 1379, as amended by Instrument recorded at Instrument 493242, as further amended by instruments recorded at Instrument 534263; Instrument 534264; Instrument 534265; Instrument 534266; Instrument 534267; Instrument 535644; Instrument 545891, Instrument 629528, Instrument 650108, Instrument 650109, and Instrument 650111, Instrument 672072, Instrument 704127, Instrument 778241, Instrument 892694, Instrument 910082, Instrument 916627, Instrument 929695, Instrument 950327, Instrument 966382, Instrument 1019852, Instrument 1033861, Instrument 1043288, Instrument 1054960, and Instrument 1350785, and any amendments thereto.
 6. Gulf Shores, Alabama, Land Use Plan filed May 30, 2008 at Instrument 1118937, Resolution Adopting the Land Use Plan for the City of Gulf Shores recorded at Instrument 1118935, amendment recorded at Instrument 1118936, and all amendments thereto.
 7. Any zoning requirements, restrictions, building setback lines and limitations which may be established by the Alabama Department of Environmental Management or other agencies having authority thereof so far as it may affect the herein described property.
 8. Development Rights and Special Declarant Rights granted Developer by the Condominium Documents and by the Act.
 9. Terms, conditions, provisions and restrictions of all permits and licenses of Federal, State and local government, including applicable agencies and departments and private and quasi governmental agencies having jurisdiction over the real property, including but not limited to restrictions on construction of any areas delineated by governmental agencies as wetlands.
 10. Interest created by or limitations and restrictions imposed on the use of the property as established by the Federal Coastal Zone Management Act or other Federal law or regulation.

If married, Grantor hereby certifies that the above described property does not constitute her homestead or the homestead of her spouse.

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 **GRANTEES** during their concurrent lives, and upon the death of either of said **GRANTEES**, to the survivor of said **GRANTEES**, and to the heirs and assigns of said survivor, in fee simple, **FOREVER**.

And, except as to the above and taxes hereafter falling due, which are assumed by the **GRANTEES**, the **GRANTOR** for **GRANTOR** and for the heirs and assigns of **GRANTOR**, hereby **COVENANTS AND WARRANTIES** to and with the said **GRANTEES**, the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, that **GRANTOR** is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that **GRANTOR** is in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and **GRANTOR** does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said **GRANTEES** the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, **GRANTOR** has set her hand and seal on this the 14th day of November, 2014.

Emilie Ann Rainey
EMILIE ANN RAINEY

STATE OF Alabama :
COUNTY OF Baldwin :

I, the undersigned authority, a Notary Public in for said State and County, hereby certify that **EMILIE ANN RAINEY**, 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, (s)he executed the same voluntarily on the same bears date.

Given under my hand and seal on this 14th day of November, 2014.

Jonathan M Bryant
NOTARY PUBLIC
My commission expires: 02/08/15

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

