

1487660

REAL ESTATE SALES VALIDATION FORM



The following information is provided pursuant to Code of Alabama §40-22-1 (1975). The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name John V Russiff Grantee's Name Kenneth Baldwin
Brigid M Russiff Diane Baldwin
Mailing Address 25 Waterford Lake Mailing Address 2182 Co Hwy 27
The Woodlands, TX Opentia, AL 35721
Property Address 1552 W. Bch Blvd Date of Sale 11/21/14
Unit 2 Total Purchase Price \$ 180,000
Gulf Shores, AL or
36542 Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)
 Bill of Sale; Appraisal; Sales Contract; Closing Statement; Other

STATE OF ALABAMA :
COUNTY OF BALDWIN :

WARRANTY DEED

62249

KNOW ALL MEN BY THESE PRESENTS, that JOHN V. RUSSIFF and BRIGID M. RUSSIFF, husband and wife, ("Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantors by KENNETH BALDWIN and DIANE BALDWIN ("Grantees"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, have this day bargained and sold and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as tenants in common, and with equal rights and interests for the period or term that the said Grantees shall both survive and unto the survivor of the said Grantees, at the death of the other, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Unit No. 2, of Evening Tide Condominium, according to condominium documents of record in the office of the Judge of Probate, Baldwin County, Alabama, as follows (all recording references being to the official records on file in the office of the Judge of Probate, Baldwin County, Alabama); Declaration of Condominium and By Laws of Evening Tide Condominium dated March 9, 1995, and recorded March 13, 1995, in Miscellaneous Book 82, Pages 654 - 730 (Declaration) and Pages 731 - 794 (By Laws), and Amended at Instrument 587229; as such condominium is further described and defined by Engineer's Certification Drawings of Evening Tide Condominium filed March 13, 1995, in Miscellaneous Book 82, Page 787, defining Evening Tide Condominiums as existing on that date; TOGETHER WITH the appropriate undivided interest in the common elements of Evening Tide Condominium; declared in said Declaration to be an appurtenance thereto.

Grantors hereby reserve all remaining rights to all oil, gas and other minerals situated in, on, or under the above described property.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. 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.

2. 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.
3. Covenants, restrictions, reservations, limitations, conditions, uses, agreements, easements, options and other provisions contained in that certain Declaration of Condominium of EVENING TIDE recorded in Miscellaneous Book 82, Pages 654-794, et seq. and all exhibits thereto, including the By-Laws of EVENING TIDE Owners Association, Inc. as amended at Instrument 587229.
4. Covenants, conditions and restrictions appearing of record in Map Book 4, Page 130.
5. Reservation(s) of oil, gas and minerals contained in instrument(s) recorded in Deed Book 276, Page 386.
6. The Articles of Incorporation of Evening Tide Condominium Owners' Association, Inc., as recorded in Miscellaneous Book 82, Pages 721.
7. Articles of Incorporation of Evening Tide Owners Association, Inc., dated March 3, 2005, and recorded at Instrument 873800, and as amended at Instrument 1299878.
8. Easement granted Baldwin County Electric Membership Corporation by Instrument recorded in Real Property Book 579, page 1949.

The recording references herein are to the Office of the Judge of Probate of Baldwin County, Alabama.

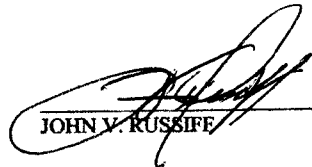
TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said Grantees as tenants in common, and with equal rights and interests for the period or term that the said Grantees shall both survive, and unto the survivor of said Grantees, at the death of the other, in fee simple, and to their heirs and assigns, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantees, Grantors do, for Grantors and for the heirs and assigns of Grantors, hereby covenant with the Grantees that Grantors are seized of an indefeasible estate in fee simple in said property, are in the quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantees, and to the heirs and assigns of Grantees, against the lawful claims of all persons whomsoever.

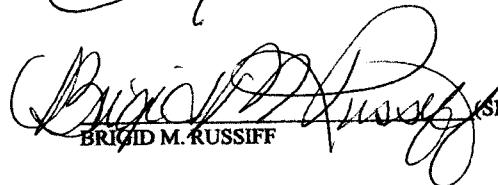
It is the intention of the Grantees herein that title be taken in their joint names as tenants in common with cross-contingent remainders to the survivor in fee, and that this estate be destructible only with the consent of all Grantees.

20TH IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the day of NOVEMBER, 2014.



JOHN V. RUSSIFF (SEAL)





BRIGID M. RUSSIFF (SEAL)




STATE OF TEXAS
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN V. RUSSIFF and BRIGID M. RUSSIFF, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they each have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of November, 2014.




NOTARY PUBLIC
My Commission Expires: November 8, 2017

NOTARY
HERE

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER GRANTOR NOR GRANTEE AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:

G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File 14.4013