

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 Norman A. Miller
Mailing Address Rose M Miller
36000 Baykin Blvd
Lillian, AL 36549

Grantee's Name Mark Acker
Mailing Address 27188 Blue Martin Dr
Orange Beach, AL 36561

Property Address 602 Orchid Ave
Foley, AL 36535

Date of Sale 11/18/14
Total Purchase Price \$ 51,000.00
or
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 :

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/26/2014 8:43 AM
DEED TAX \$ 51.00
TOTAL \$ 63.00
2 Pages

1487638

WARRANTY DEED



62251

KNOW ALL MEN BY THESE PRESENTS, that **ROSE M. MILLER and NORMAN A. MILLER**, wife and husband ("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 **MARK ACKER** ("Grantee"), 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 Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 15 and the West 10 feet of Lot 14, Block 3, WEST FOLEY, according to map or plat thereof recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 1, page 76.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

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

1. City of Foley, Alabama, Subdivision Regulations dated January 7, 2008, and recorded at Instrument 1098026, and all amendments thereto.
2. Ordinance No. 1009-07 City of Foley, Alabama, Tree and Natural Feature Preservation and Restoration Ordinance, filed October 12, 2007 at Instrument 1079685.
3. Oil, gas, and mineral lease from Ada M. Carlisle Shelton to Amoco Production Company, dated October 11, 1978, and recorded in Real Property Book 40, Page 498.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

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

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to the heirs and assigns of said Grantee, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantors do, for Grantors and for the heirs and assigns of Grantors, hereby covenant with the Grantee that Grantors are seized of an indefeasible estate in fee simple in said property, are in 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 Grantee, and to the heirs and assigns of Grantee, against the lawful claims of all persons whomsoever.

18th IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the day of November, 2014.

Rose M. Miller (SEAL)
ROSE M. MILLER

Norman A. Miller (SEAL)
NORMAN A. MILLER

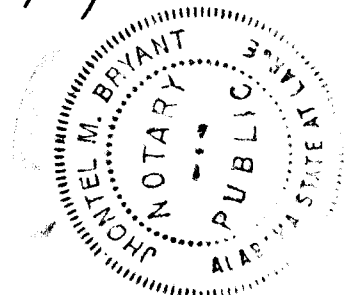
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROSE M. MILLER and NORMAN A. MILLER, 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 18th day of November 2014.

Jonathan M. Bryant
NOTARY PUBLIC
My Commission Expires: 2/8/15

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 14.4008