

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 the 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	BEARDED TURKEY, LLC	Grantee's Name	Lost Dunes Property Owners Association, Inc.
Mailing Address	P.O. Box 904 Gulf Shores, AL 36547	Mailing Address	P.O. Box 904 Gulf Shores, AL 36547
Property Address	115 West 10th Avenue, Gulf Shores, Alabama 36542	Date of Sale	2/6/23
		Total Purchase Price \$	500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

STATE OF ALABAMA

COUNTY OF BALDWIN

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BEARDED TURKEY, LLC, an Alabama limited liability company, the Grantor, for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration acknowledged to have been paid in hand to the said Grantor by LOST DUNES PROPERTY OWNERS ASSOCIATION, INC., the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions contained in this Warranty Deed, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Common Area 1, Common Area 2, Common Area 3, Common Area 4, Landscape Buffer Area, and Private Road, as shown on the plat of Lost Dunes Cottages, as recorded on Slide 2839-C, Probate Records, Baldwin County, Alabama.

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

- Terms, conditions, rules, regulations, subdivision regulations, ordinances, and other matters relating to the City of Gulf Shores, Alabama, including, but not limited to:
  - 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 Instruments recorded at Instrument Numbers 493242, 534263, 534264, 534265, 534266, 534267, 535644, 545891, 629528, 650108, 650109, 650111, 672072, 704127, 778241, 892694, 910082, 916627, 929695, 950327, 966382, 1019852, 1033861, 1043288, 1054960, 1350785, 1498606, 1547007, 1643415, 1772664, 1901101, 1973373, and any amendments thereto.
  - 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, the amendment recorded at Instrument 1118936, and all amendments thereto.
- Reservation of oil, gas, and minerals and rights and all rights in connection therewith appearing of record at Instrument 615941.
- Unity of Title Declaration recorded at Instrument 877728.
- Easements, notes, reservations, restrictions, rights-of-way, setback lines, and all other matters appearing of record on the plat of Lost Dunes Cottages, as recorded

- on Slide 2839-C, Probate Records, Baldwin County, Alabama.
5. Declaration of Protective Covenants for Lost Dunes Subdivision, and By-Laws of Lost Dunes Property Owners Association, Inc., recorded at Instrument Numbers 2005312 and 2005313.

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 SINGULUAR, the rights, members, privileges, and appurtenances thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD unto the said Grantee, the successors and assigns of the said Grantee, in fee simple, FOREVER.

IN WITNESS WHEREOF, the Grantor has set the hand and seal of the Grantor on this the 16 day of February, 2023.

**GRANTOR:**  
**BEARDED TURKEY, LLC,**  
An Alabama Limited Liability Company,

By: EDWIN J. SPENCE  
Its: Manager

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **EDWIN J. SPENCE** whose name as Manager of **BEARDED TURKEY, LLC**, an Alabama limited liability company, 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 the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

GIVEN under my hand and notarial seal on this the 16 day of Feb, 2023.

Kathie Rachelle Wickware  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Kathie Rachelle Wickware  
Notary Public  
Alabama State At Large  
My Commission Expires: July 2, 2025

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS SCRIVENER ONLY AND HAS NOT EXAMINED THE TITLE AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT TO THE TITLE, THE CORRECTNESS OF THE LEGAL DESCRIPTION OR THE VALUE OF THE REAL PROPERTY DESCRIBED HEREIN.

THIS INSTRUMENT PREPARED BY:

IVAN ELLIS INGRAM, ESQ.  
GALLOWAY, WETTERMARK  
& RUTENS, LLP.  
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