

STATE OF ALABAMA  
COUNTY OF BALDWIN

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, **MAJESTIC MANOR, LLC**, a Louisiana limited liability company, whose post office address is 811 Albertson Pkwy, Suite 1, Broussard, LA 70518 (hereinafter "Grantor") for and in consideration of the sum of Ten and 00/100 Dollars and other valuable consideration, in hand paid to them by **MAJESTIC MANOR HOMEOWNERS ASSOCIATION, INC.**, an Alabama homeowners association (hereinafter "Grantee") receipt of which is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the said **MAJESTIC MANOR HOMEOWNERS ASSOCIATION, INC** , their rights, title, interest and claim in and to the following described real estate, situated in Baldwin County, Alabama, to-wit:

All Common Areas as shown on the Final Plat of "Majestic Manor Subdivision" recorded on July 16, 2020, Instrument number 1843234 in the Office of the Judge of Probate of Baldwin County, Alabama.

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

FOR AND IN CONSIDERATION OF THIS CONVEYANCE, Grantee agrees to assume responsibility for and agrees to maintain at its own expense, all of the herein described property and agrees to indemnify and hold harmless the Grantor from and against any and all losses, costs, expenses, liability or course of action arising out of the use of the herein described property.

IN WITNESS WHEREOF, the said DSLD HOMES (GULF COAST), LLC, a Delaware limited liability company, has caused these presents to be executed by its Manager on this 27<sup>th</sup> day of September, 2023.

*[signature page to follow]*

Signed, sealed and delivered in our presence:

**MAJESTIC MANOR, LLC**  
A Louisiana limited liability company

Tom Bradley  
Print Name: \_\_\_\_\_

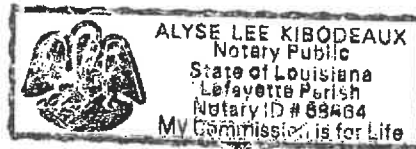
Clifton D. Guidry  
By: Clifton D. Guidry  
Its: Manager

Brandi Sans  
Print Name: Brandi Sans

STATE OF LOUISIANA  
PARISH OF

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of September, 2023 by Clifton D. Guidry, as Manager of Majestic Manor, LLC, a Louisiana limited liability company, on behalf of the company, who  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]



Alyse Kibodeaux  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Document prepared by:  
Danny Pierce  
DSLH Homes  
7660 Pecue Lane #3C  
Baton Rouge, LA 70809  
225-347-9347

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address Property Address Date of Sale Total Purchase Price Actual Value 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)

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed. Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed. Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/7/23 Print Tracy Powell Sign Tracy Powell (verified by) (Grantor/Grantee/Owner/Agent) circle one

**ASSIGNMENT AND TRANSFER OF DECLARANT RIGHTS**  
**FOR**  
**MAJESTIC MANOR SUBDIVISION**  
**LOCATED IN BALDWIN COUNTY, ALABAMA**

STATE OF ALABAMA  
COUNTY OF BALDWIN

BE IT KNOWN that on the dates set forth below, before the undersigned Notaries Public, and in the presence of the undersigned competent witnesses, personally came and appeared:

MAJESTIC MANOR, LLC, a Louisiana limited liability company, represented herein by Clifton D. Guidry, Manager, and having a mailing address of 811 Albertson Pkwy, Suite 1, Broussard, Louisiana 70518 (hereinafter "*Assignor*");

MAJESTIC MANOR HOMEOWNER'S ASSOCIATION INC., an Alabama homeowners association, represented herein by its duly authorized President, Stacey Hill, whose mailing address is ~~112 North Hoyle Ave, Bay Minette, AL 36507~~ P.O. Box 2872, Gulf Shores, AL 36547 (hereinafter "*Transferee*"); and

who did depose and say that Assignor is the Declarant in the established covenants and restrictions for Majestic Manor Subdivision in Baldwin County, Alabama (the "*Subdivision*"), by act entitled "Declaration of Covenants and Restrictions for Majestic Manor Subdivision, recorded August 7, 2020, as Instrument # 1848713 of the official records of Probate Judge for Baldwin County, Alabama, (hereinafter the "*Restrictions*").

WHEREAS, Article 15.9 of the Restrictions provides Assignor with the right to assign, and all or a portion of its rights as Declarant under the Restrictions and to name a Successor Declarant;

WHEREAS, Assignor desires to assign all of its rights as Declarant under the Restrictions to Assignee and to designate Assignee as Successor Declarant for all purposes, and Assignee agrees to accept the assignment of all of Declarants rights under the Restrictions and the designation as Successor Declarant.

NOW, THEREFORE, Assignor and Assignee hereby agree and state the following:

1. Assignor does hereby assign, transfer, and convey to Assignee, all of its rights, title, and interest as Declarant under the Restrictions, for all purposes and without limitations or reservations, and designates Assignee as Successor Declarant without limitations or reservations.
2. Assignee hereby accepts the assignment, transfer, and conveyance from Assignor, all of Assignor's right, title, and interest as Declarant under the Restrictions, for all purposes and without limitations or reservations, and the designation as Successor Declarant without limitations or reservations.
3. This assignment is made effective as of September 29, 2023.

THUS DONE AND SIGNED in Baldwin County, Alabama, on the 29 day of September, 2023, in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.

WITNESSES:

ASSIGNOR:

MAJESTIC MANOR, LLC

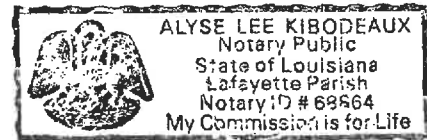
Tom B...  
Print Name: \_\_\_\_\_

By: Clifton D. Guidry  
Clifton D. Guidry  
Manager

Brandi Sens  
Print Name: Brandi Sens

Alyse Lee Kibodeaux  
NOTARY PUBLIC

Print Name: \_\_\_\_\_  
Bar Roll/Notary ID: \_\_\_\_\_



THUS DONE AND SIGNED in GULF SHORES ~~Bay Minette~~, Alabama, on the 26 day of OCTOBER 2023, in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.

WITNESSES:

ASSIGNEE:

MAJESTIC MANOR HOMEOWNER'S ASSOCIATION, Inc.

STACEY HILL  
Print Name:

By: SA Hill

Its: PRESIDENT

Jessica Stenson  
Print Name: JESSICA STENSON

Cynthia K. Deemer  
NOTARY PUBLIC  
Print Name: Cynthia K. Deemer  
Bar Roll/Notary ID:  
Expire 2-15-2026

CYNTHIA K. DEEMER  
Notary Public  
Alabama State at Large

Document prepared by:  
Danny Pierce  
DSLH Homes  
7660 Pecue Lane #3C  
Baton Rouge, LA 70809  
225-347-9347