

Prepared By and Return to:

Lori Ellen Ward, Esq.
Priority Title
4471 Legendary Drive
Destin, FL 32541
File Number: PT21-00049
Parcel ID Numbers: 33783-000-000, 33784-000-000,
33781-000-000, 33787-020-000, 33782-000-000

Warranty Deed

THIS WARRANTY DEED is made this 24th day of August, 2021 between **Flamingo Towers, Inc., a Florida corporation** (as to Parcel 1) and **Reggie B. Lancaster**, a married man, as to his separate, non-homestead property (as to Parcel 2), whose post office address is 6525 Waterfront Drive, Tuscaloosa, AL 35406 (collectively, "Grantor") and **Rock Point Beach Flamingo, LLC, an Alabama Limited Liability Company**, as to an undivided 18.7470% interest as tenant in common; **Rock Point Estates Flamingo, LLC, an Alabama Limited Liability Company**, as to an undivided 6.7260% interest as tenant in common; **Rock Point Orange Beach Flamingo, LLC, an Alabama Limited Liability Company**, as to an undivided 33.0951% interest as tenant in common; **Rock Point Red Drew Flamingo, LLC, an Alabama Limited Liability Company**, as to an undivided 27.5184% interest as tenant in common; and **Expotel Flamingo Investors, LLC, a Louisiana Limited Liability Company**, as to an undivided 13.9125% interest as tenant in common, whose post office address is 16033 Lake Hills Drive, Northport, AL 35475 (collectively, "Grantee").

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all the certain land situated in **BAY** County, Florida, to wit:

See Exhibit A, attached hereto and incorporated herein by reference

Subject to easements, restrictions, reservations and limitations recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.


TO HAVE AND TO HOLD the same in fee simple and forever.


AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.

SELLER:


Signed, sealed and delivered in presence of:


Flamingo Towers, Inc.

BY: 
Reggie B. Lancaster
President


Witness Signature

Samantha Smith
Printed Name of First Witness


Reggie B. Lancaster


Witness Signature


Alanna M. Espey
Printed Name of Second Witness


Grantor Address:

6525 Waterfront Dr.
Tuscaloosa, AL 35406

STATE OF Alabama
COUNTY OF Tuscaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of August, 2021 by Reggie B. Lancaster, individually and as President of Flamingo Towers, Inc., a Florida corporation, who is personally known to me or who produced Alabama Driver License as identification.


NOTARY PUBLIC
Printed Name: Mary M. Espey
My Commission Expires: 10-21-2024

 MARY M. ESPEY
Notary Public, Alabama State at Large
My Commission Expires
October 21, 2024

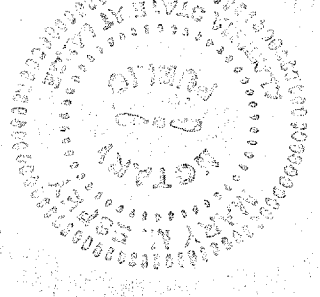


EXHIBIT A
Legal Description

Parcel 1:

Lots 3 and 4, Block "B", according to EDGE WATER BEACH Plat of a portion of U.S. Government Lot 3, Section 20, Township 3 South, Range 16 West, on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

And

Commencing at the Southwest corner of Lot 3, Block B, of the said above mentioned Edge Water Beach; thence run in a Southerly direction on a line which would be the continuation of the West line of said Lot 3, Block B, to the water's edge of the Gulf of Mexico; thence in a Southeasterly direction along the water's edge of the Gulf of Mexico to a point on the water's edge, which would be the intersection of the East line of Lot 4, Block B of said plat of Edge Water Beach extended Southerly (on tangent) to the water's edge of the Gulf of Mexico; thence run Northeasterly on and along said Southerly extension of the East line of Lot 4, Block B, to the Southeast corner of said Lot 4, Block B, plat of Edge Water Beach; thence run Northwesterly on and along the Southerly line of above mentioned Lots 4 and 3, Block B, Edge Water Beach, 100.00 feet to the Point of Beginning. Less and Except the Right of Way for U.S. Highway 98.

Parcel 2:

Commence at the Southeast corner of Lot 2, in Block B, Edgewater Beach, according to plat on file in the Office of the Clerk of the Circuit Court of Bay County, Florida; thence in a Southerly direction in a line which would be the continuation of the East line of said Lot 2 in Block B to the water's edge of the Gulf of Mexico; thence in a Northwesterly direction along the water's edge of the Gulf of Mexico to a point along the water's edge of the Gulf of Mexico which would be the intersection of the East line of Lot 8 in Block A of the said plat of Edgewater Beach extended Southerly to the water's edge of the Gulf of Mexico; thence Northerly along the aforementioned extended line of the East boundary of the said Lot 8 to the Southeasterly corner thereof; thence Easterly along the Northerly right of way line to the Southwesterly corner of Lot 1 in Block B of the said Edgewater Beach Plat and continue along the North right of way line and the Southerly line of Lots 1 and 2 in Block B to the Southeasterly corner of said Lot 2 in Block B which is the Point of Beginning; less right of way for Highway 98.

And

Lots 1 and 2, Block B of EDGEWATER BEACH, according to the Plat thereof as recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida.

And

Lots 14, 15 and 16, Block B of EDGEWATER BEACH, according to the Plat thereof as recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Together with:

The South half of the vacated right-of-way of Bullock Street lying adjacent to Lot 14, Block B, Edgewater Beach Subdivision as recorded in the Office of the Circuit Court of Bay County, Florida, in Plat Book 2 at Page 7, and being more particularly described as follows:

Begin at a capped rebar found (AT#6602) the Northeast corner of said Lot 14; thence run North 57 degrees, 57 minutes, 15 seconds West along the North boundary of said Lot 14 a distance of 150.04 feet to a capped rebar set (LS 6411) at the Northwest corner of said Lot; thence run North 32 degrees, 00 minutes, 29 seconds East 24.90 feet to a 3/4" pipe found on the centerline of said vacated Bullock Street right-of-way; thence run South 57 degrees, 57 minutes, 46 seconds East along said centerline 150.06 feet to a capped rebar set (LS 6411); thence run South 32 degrees, 02 minutes, 45 seconds West 24.92 feet to the Point of Beginning.