

McNeill, Catherine

From: ecosolutionsinc@bellsouth.net
Sent: Friday, February 16, 2024 2:57 PM
To: CESAM-RD@sam.usace.army.mil; Mobile Coastal Mail
Cc: Lewis; Christine Bailey; fss@fsscarbrough.com; ongrade@fsscarbrough.com
Subject: Scarbrough Manmade Canal Permit Application
Attachments: Scarbrough Packet 2.16.24.pdf

Hello,

Please review the attached permit application for Franklin Scarbrough for his project in a manmade canal, Orange Beach, in Baldwin County, AL. Let us know if you need any additional information.

EcoSolutions, Inc.
251-621-5006
ecosolutionsinc@bellsouth.net

6. DREDGING: For projects with dredging, show locations and dimensions of proposed dredge area(s) on attached plans. Include existing and proposed depths. N/A (check here if dredging is not proposed)

a. New Work Maintenance Work

b. Volume (cubic yards) of material to be removed: _____

c. Type of material (sand, muck, hard bottom, etc.): _____

d. Surface area (square feet) impacted: _____

e. Method of dredging or excavation (hydraulic pump, mechanical, etc.): _____

f. Nature of area to be dredged (check all that apply) Upland Wetland Waterbottom Other (explain): _____

7. DISCHARGE OF DREDGED OR FILL MATERIAL: For projects with discharge of dredged or fill material, show locations and dimensions of all disposal or fill areas on attached plans. N/A (check here if discharge of dredged or fill material is not proposed)

a. Volume (cubic yards) of fill: _____

b. Type of fill (sand, clay, rip-rap, etc.): _____

c. Surface area (square feet) impacted: _____

d. Source of fill material (check all that apply): Commercially obtained Dredged material Borrowed on-site Other (explain): _____

e. How will discharge material be contained? Specify containment and/or erosion control measures (i.e. Best Management Practices): _____

f. Nature of disposal/fill area(s) (check all that apply.) Upland Wetland Waterbottom Other (explain): _____

8. ADDITIONAL INFORMATION: Provide information below relating to the proposed activity.

a. Are oyster reefs located within or near the project area? Yes No If yes, explain: _____

b. Will this project result in the siting, construction, and/or operation of an energy-related facility? Yes No

c. Is the project area greater than 5 acres in size? Yes No

d. Is any portion of the activity for which authorization is sought now complete? Yes No If yes, explain: _____

_____ Month and year activity took place: _____

e. If project is for maintenance work of existing structures or channels, describe legal authorization for the existing work. Provide permit number, dates, or other form of authorization: _____

9. PURPOSE AND NEED: Describe the purpose and need of the project. Describe any public benefit, if applicable. Describe the relationship between the project and any secondary or future development the project is designed to support: _____

Intended use: Public Private Commercial Other (explain): _____

10. PROJECT SCHEDULE:

Proposed start date: _____ Proposed completion date: _____

11. ADJACENT PROPERTY OWNER NAMES AND MAILING ADDRESSES: Provide the names and mailing addresses of adjoining property owners, lessees, etc. whose property adjoins the project. Also, identify the location of each owner's property on the plan view drawings. Attach additional sheets as needed.

Owner's Name: _____ Owner's Name: _____

Mailing Address: _____ Mailing Address: _____

12. OTHER AUTHORIZATIONS OR CERTIFICATIONS: List all authorizations or certifications requested, received, and/or required from other federal, state, or local agencies for any structures, construction, discharges, or other activities described in or directly related to this application. Note: The signature in Section 14 certifies that application has been made to or that permits are not required from the following agencies. *If permits are not required, place "N/A" in space for Type of Approval.*

| Name of Federal, State, or Local Agency | Type of Approval | Identification No. | Date of Application | Date of Approval | Date of Denial |
|---|------------------|--------------------|---------------------|------------------|----------------|
| U.S. Army Corps of Engineers | | | | | |
| Alabama Dept. of Environmental Management (ADEM) | | | | | |
| Alabama Dept. of Conservation and Natural Resources, State Lands Division (ADCNR-SLD) | | | | | |
| Alabama State Docks | | | | | |
| City/County/Other: _____ | | | | | |

13. ATTACHMENTS: In addition to the completed application form, the following attachments are **REQUIRED**:

Vicinity Map: Show the location of the proposed site in relation to major highways, landmarks, and nearby streets.

Drawings: Provide plan view and cross-section or elevation view drawings of the project site. Drawings **must**:

1. Show fully-dimensioned and accurate representations of the existing and proposed structures and activities.
2. For projects located in or adjacent to waterways, clearly indicate the location of the Mean High Water and Mean Low Water lines (in tidally influenced areas) or the Ordinary High Water mark (in non-tidal creeks, rivers, etc.) along the shoreline or bank.
3. For projects located in or adjacent to waterways, include the width of the waterbody at the site location.

All attachments must be of reproducible quality. For hard copy applications, attachments must be on 8 ½ inch x 11 inch paper.

14. SIGNATURE OF APPLICANT OR AGENT (REQUIRED): Application is hereby made for authorization to conduct the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable state water quality standards or other environmental protection standards both during construction and after the project is completed. For projects within the coastal area of Mobile and Baldwin Counties, I certify that the proposed project for which authorization is sought complies with the approved Alabama Coastal Area Management Program and will be conducted in a manner consistent with the program. I agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities or I am acting as the duly authorized agent of the applicant.

Signature of Applicant or Agent

Date

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies, conceals, or covers up by any trick, scheme or device a material fact or make any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

15. APPLICATION SUBMISSION INFORMATION: Contact the U.S. Army Corps of Engineers prior to submitting the application if you have any questions or to request acceptable alternate content/format. **For electronic submittals (preferred method), please use the email addresses listed below.** An instruction package, example SPCC plans, and other information are available upon request.

NOTE: Fees may be required in conjunction with ADEM certification. ADEM will contact the applicant with fee requirements. Fees may also be required by the ADCNR-SLD for dredging activities and projects impacting State-Owned Submerged Lands. ADCNR-SLD will contact the applicant with fee requirements.

Submit the completed and signed application (with original or digital signature) and attachments to the appropriate U.S. Army Corps of Engineers office below:

| | |
|--|---|
| <p>For activities in the following counties in Alabama: Baldwin, Butler, Choctaw, Clarke, Coffee, Conecuh, Covington, Crenshaw, Dale, Escambia, Geneva, Henry, Houston, Marengo, Mobile, Monroe, Washington, and Wilcox</p> | <p>For activities in all other counties in Alabama: <i>(Portions of northern Alabama counties may be within the U.S. Army Corps of Engineers Nashville District area of responsibility. Please contact the Nashville District Regulatory Division at (615) 369-7500 for more information)</i></p> |
| <p>U.S. Army Corps of Engineers, Mobile District Attention: CESAM-RD-A Post Office Box 2288 Mobile, Alabama 36628-001 Phone: (251) 690-2658 Web: www.sam.usace.army.mil Email: CESAM-RD@sam.usace.army.mil</p> | <p>U.S. Army Corps of Engineers, Mobile District Attention: Regulatory Division, North Branch 218 Summit Parkway, Suite 222 Homewood, Alabama 35209 Phone: (205) 290-9096 Web: www.sam.usace.army.mil Email: RD-N2@usace.army.mil</p> |

Additionally, submit a signed paper or electronic **copy** of the application package to the appropriate state agencies below:

| | |
|--|---|
| <p>For activities in the following counties in Alabama: Baldwin, Mobile, and Washington</p> | <p>For activities statewide in Alabama: <i>(For northern counties, contact the Nashville District as noted above)</i></p> |
| <p>Coastal Section-Mobile Branch Field Operations Division, ADEM 3664 Dauphin Street, Suite B Mobile, AL 36608 Phone: (251) 304-1176 Fax: (251) 304-1189 Web: www.adem.state.al.us Email: coastal@adem.alabama.gov</p> | <p>ADCNR, State Lands Division Coastal Section 3115 Five Rivers Boulevard Spanish Fort, AL 36527 Phone: (251) 621-1216 Fax: (251) 621-1331 Web: www.outdooralabama.com</p> |
| <p>Field Operations Division, ADEM Post Office Box 301463 Montgomery, AL 36110-2059 Phone: (334) 394-4311 Fax: (334) 394-4326 Web: www.adem.state.al.us Email: fieldmail@adem.alabama.gov</p> | <p>Alabama State Port Authority Attn: Harbormaster P.O. Box 1588 Mobile, AL 36633 Phone: (251) 441-7074 Fax: (251) 441-7390 Web: www.asdd.com Email: harbormaster@asdd.com</p> |



Scarborough Manmade Canal Project Description

The applicant, Franklin Scarborough, requests permitting for slip excavation, dredge, bulkhead replacement, and access decking on a manmade canal in Baldwin County.

Location: The project is located on a manmade canal at 4660 Burkart Lane, within Section 12, Township 9 south, Range 5 east, at latitude 30.293428, longitude -87.542375; in Orange Beach, Baldwin County, Alabama.

Project Propose: The project purpose is to provide the applicant with a place to store his boats and facilitate access to area waterways.

Proposed Work: The proposed work includes the following:

- a. Mechanical excavation and dredging for three (3) vessel storage areas includes:
 - a. Approximately 514 cubic yards of sandy sediment will be mechanically dredged from below the mean high water (MHW) within 3,470 square feet of the manmade canal;
 - b. 169 cubic yards of sandy sediment will be mechanically dredged from below the MHW within the existing slip area of 1,140 square feet;
 - c. Upland excavation is an estimated 1525 cubic yards from 3,432 square feet; and
 - d. Creation of an excavated 80-foot-long by 28-foot-wide covered slip area; and 50-foot-long by 33-foot-wide covered slip area with two (2) boat lifts for two boats.
 - e. Dredging depths are required to accommodate the size of the vessels.
- b. A 395-linear-foot bulkhead will be constructed along the mean high water of the manmade canal and within the excavated boat slip area; fill volume is estimated 37 cubic yards and 197 square feet. It is designed to be contiguous with neighboring structures on adjacent parcels.
- c. Construction of an 85-foot-long by 75-foot-long boat shelter. The shelter will include and cover the three previously noted slip areas.
- d. Construction of open access decking at the MHW, 14-foot-long by 36-foot-wide west side and 10-foot-long by 12-foot-wide on the east side; construction of open decking around the excavated slips for a total of 218 linear feet with three 8-foot-side sections and two 5-foot wide sections.
- e. Placement of excavated and dredged materials in the subject parcel uplands, with containment provided by an earthen berm and silt fencing. Sand not used in the uplands of the site will be taken away by truck and disposed of in an approved upland area or disposal site.

There is an existing bulkhead and covered, excavated boat slip. All the bulkheads are being replaced and the existing shelter removed in lieu of the new construction.

Special Conditions

SP-1: The length of the structure will not be a hazard to navigation. The decking structure extends 14 feet into the 123-foot wide manmade canal. This is less than 25% of the width of the waterway and is of comparable length with neighboring structures.

SP-2: Three (3) boat berthing areas are requested with this permit application.

SP-3: There is no SAV in the project area.

SP-4: There will be at least 0.75 inches between the decking boards.

SP-5: There is no SAV or submersed grassbeds in the project area.

SP-6: There is no SAV or submersed grassbeds in the project area.

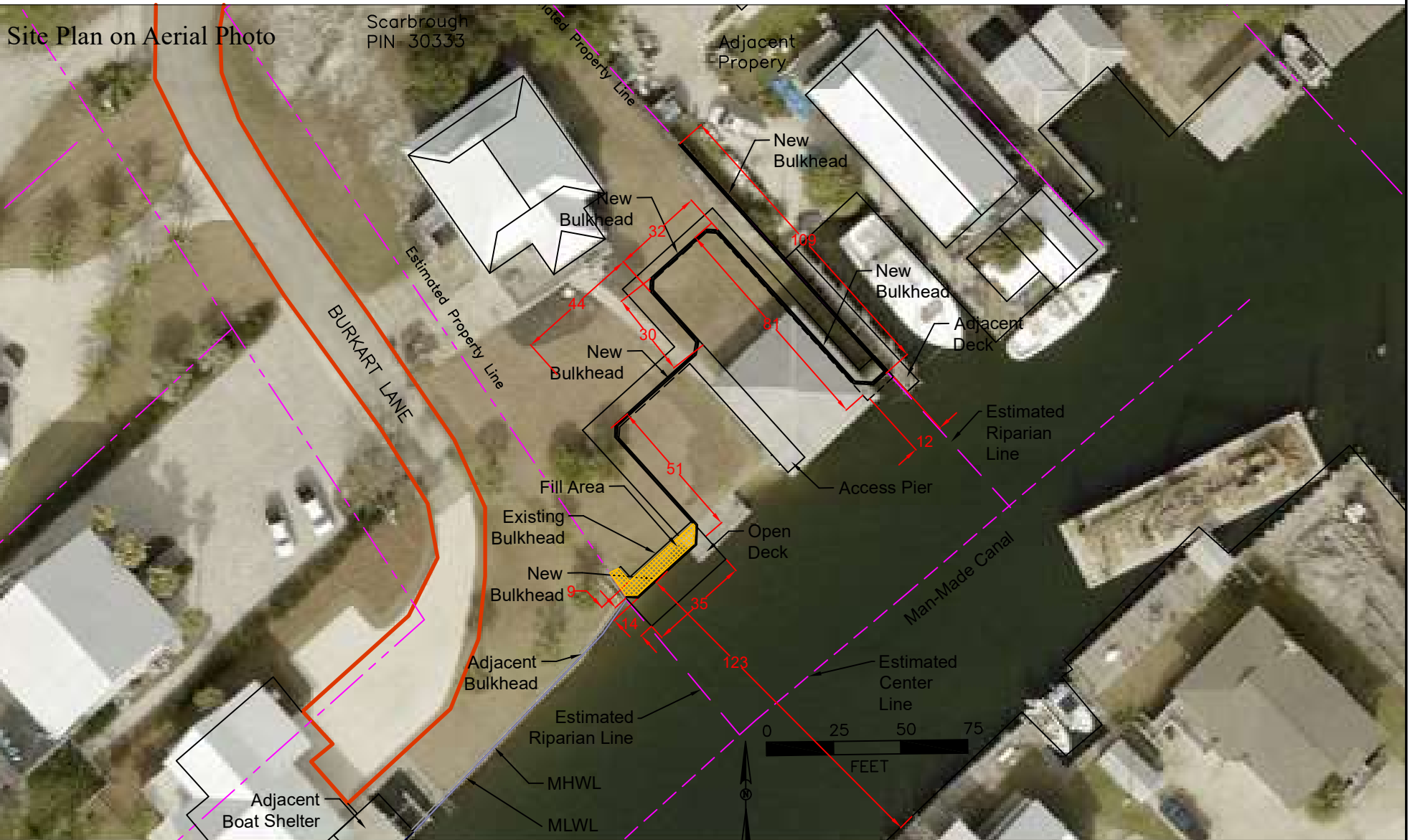
SP-7: Pilings will be mechanically driven.

SP-8: Heavy equipment will remain in the uplands during construction.

SP-9: There is no federally maintained channel within 100 feet of the project area.

SP-10 through SP-14: NA

FOR PERMITTING ONLY, NOT TO BE RELIED ON FOR CONSTRUCTION



Note: All dimensions shown are measured in feet. Drawings are for USACE, ADEM and AL State Lands permitting only and should not be used for construction.

A survey should be performed prior to placement of structures. Distances from existing structures were estimated based on aerial photos. Property boundaries are estimated based on available information.

- Boat Shelter 85' x 75'
- Boat Slip 50' x 16.5'
- Boat Slip 50' x 16.5'
- Boat Slip 80' x 28'

Site Plan on Aerial Photo

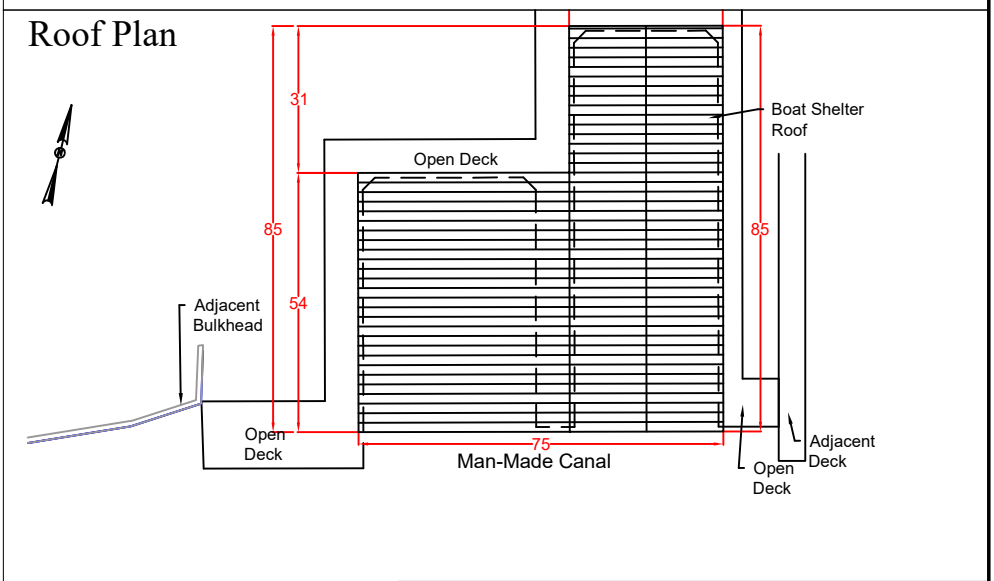
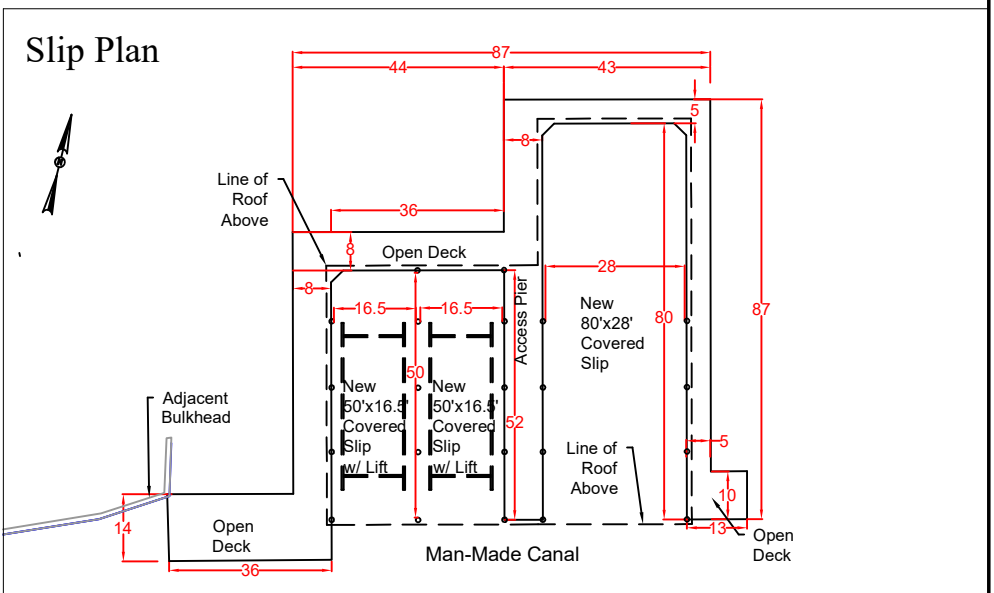
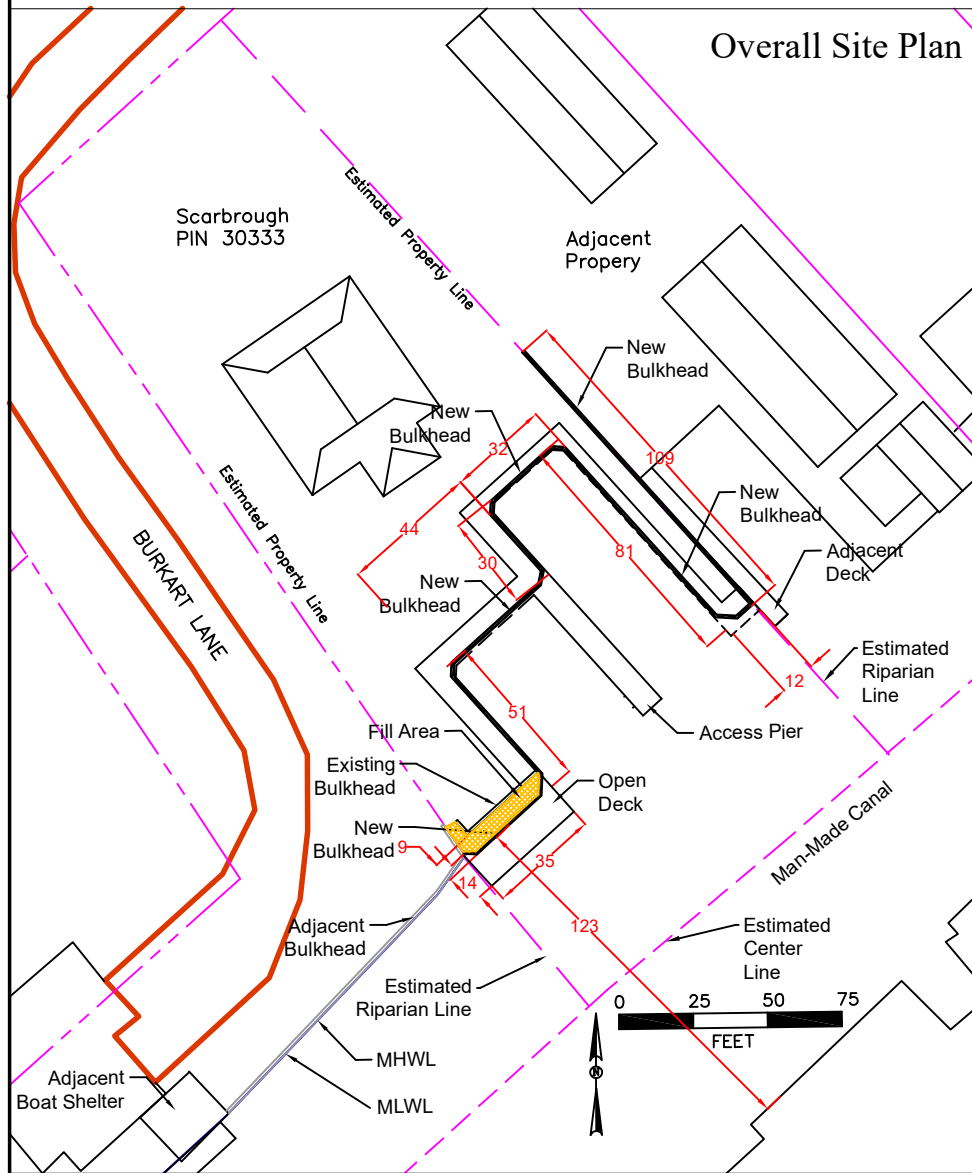


P.O. BOX 361
 MONROSE, AL 36559
 (251) 621-5006

| | | | |
|--|------------------------|---------------------------------|--|
| PREPARED FOR Franklin Scarbrough 4460 Burkart Lane Orange Beach, AL | DRAWN BY L. Karcher | DATE OF LAST REVISION 2/6/24 | DWG Scarborough Orange Bch. 1.18.24 |
| CHECKED BY L.Cassidy | SCALE AS STATED | | SHEET 5 of 5 |

Scarborough Orange Bch. 1.18.24

FOR PERMITTING ONLY, NOT TO BE RELIED ON FOR CONSTRUCTION



Note: All dimensions shown are measured in feet. Drawings are for USACE, ADEM and AL State Lands permitting only and should not be used for construction.

A survey should be performed prior to placement of structures. Distances from existing structures were estimated based on aerial photos. Property boundaries are estimated based on available information.

- Boat Shelter 85' x 75'
- Boat Slip 50' x 16.5'
- Boat Slip 50' x 16.5'
- Boat Slip 80' x 28'

Bulkhead = 395 linear feet
 Fill Area = 197 sq ft Fill Volume = 37 cu yd

Scarbrough Overall Plan



PREPARED FOR
 Franklin Scarbrough
 4460 Burkart Lane
 Orange Beach, AL

DRAWN BY
 L. Karcher

DATE OF LAST REVISION
 2/6/24

DWG
 Scarbrough Orange Bch. 1.18.24

CHECKED BY
 L. Cassidy

SCALE AS STATED

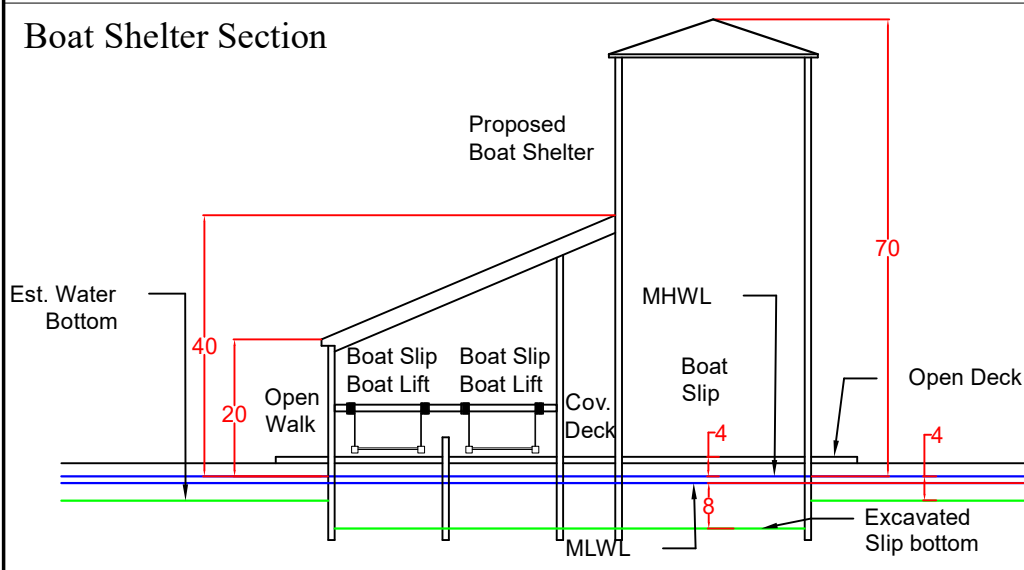
P.O. BOX 361
 MONTROSE, AL 36559
 (251) 621-5006

SHEET 1 of 5

Scarbrough, Orange Bch. 1.18.24

FOR PERMITTING ONLY, NOT TO BE RELIED ON FOR CONSTRUCTION

Boat Shelter Section

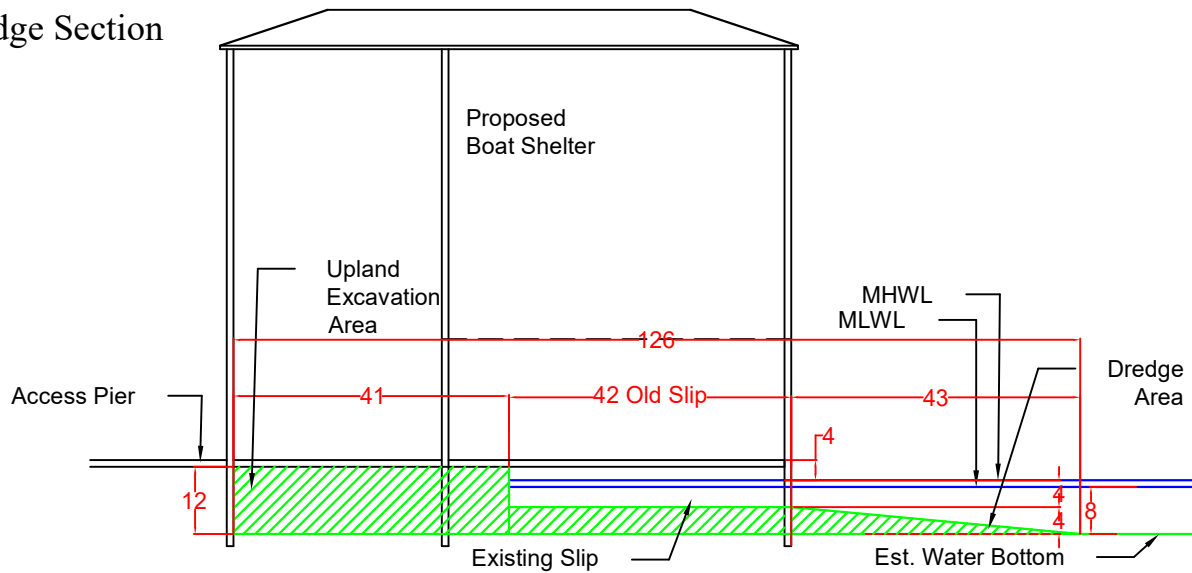


Upland Excavated Area = 3,432 sq ft
Excavated Volume = 1,525 cu yd

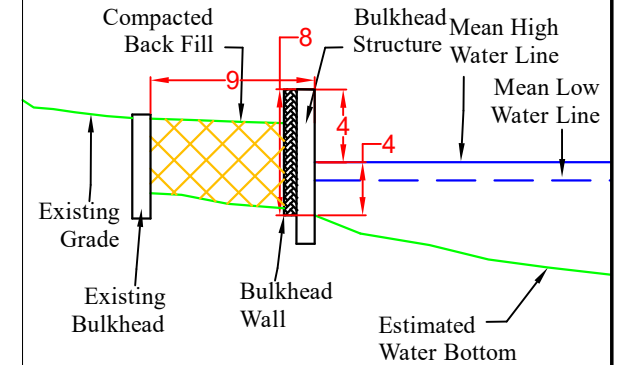
Canal Dredge Area = 3470 sq ft
Canal Dredge Volume = 514 cu yd

Existing Slip Dredge Area = 1140 sq ft
Existing Slip Dredge Volume = 169 cu yd

Dredge Section



Bulkhead Section



Note: All dimensions shown are measured in feet. Drawings are for USACE, ADEM and AL State Lands permitting only and should not be used for construction.

A survey should be performed prior to placement of structures. Distances from existing structures were estimated based on aerial photos. Property boundaries are estimated based on available information.

Scarborough Sections

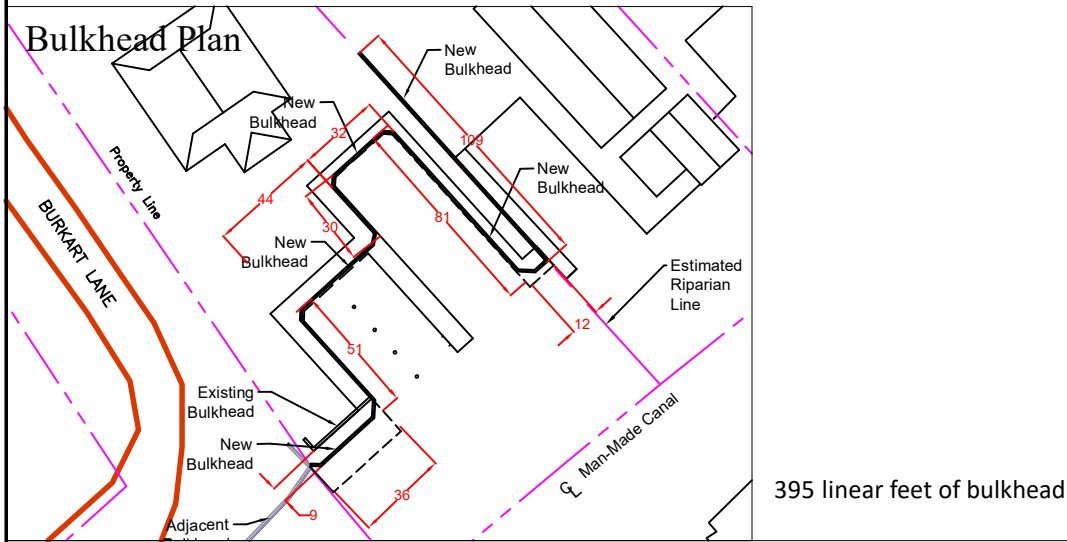


P.O. BOX 361
MONTROSE, AL 36559
(251) 621-5006

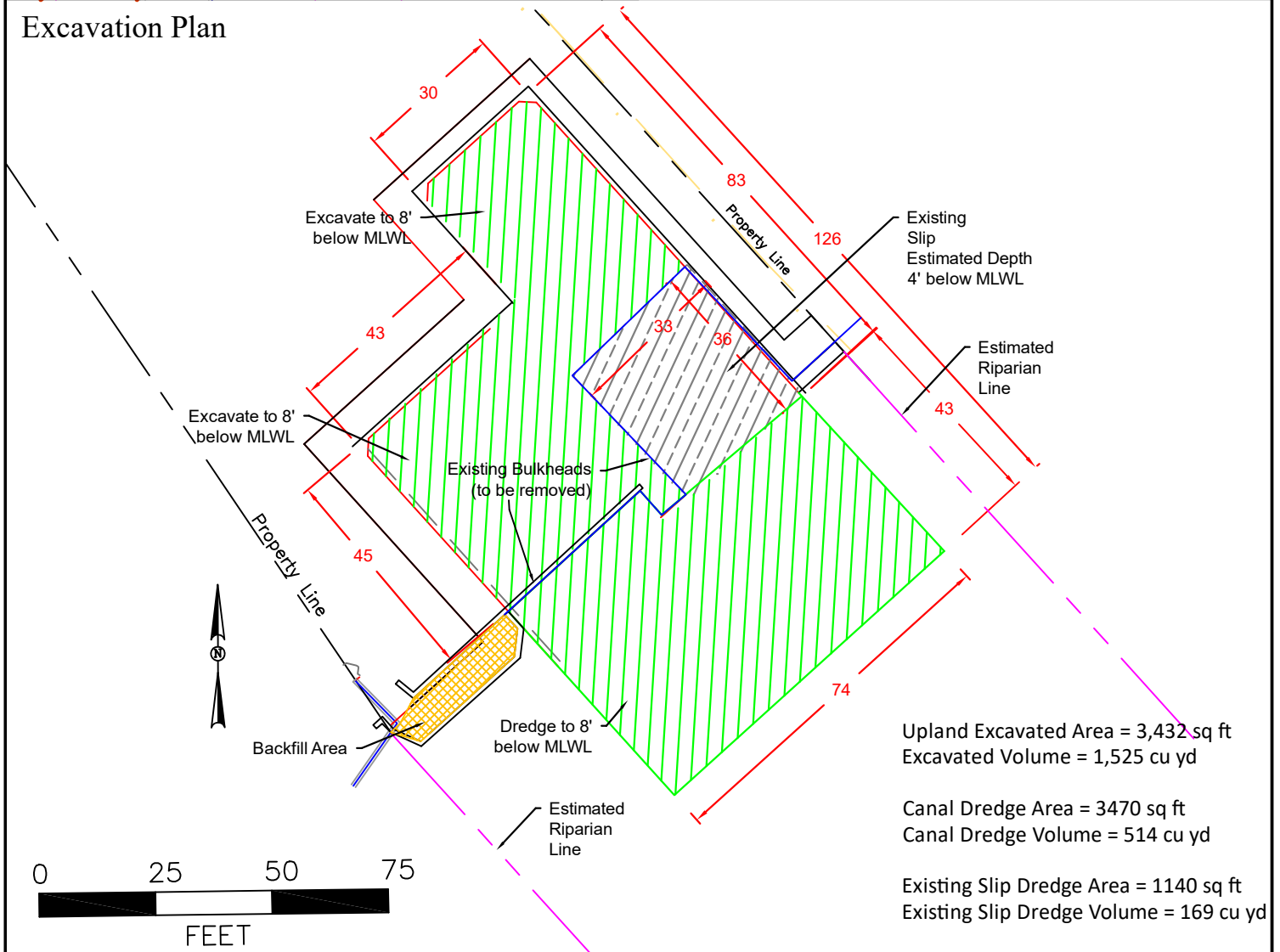
| | | | |
|---|------------------------|----------------------------------|--|
| PREPARED FOR Franklin Scarborough 4460 Burkart Lane Orange Beach, AL | DRAWN BY L. Karcher | DATE OF LAST REVISION 2/15/24 | DWG Scarborough Orange Beh. 1.18.24 |
| CHECKED BY L. Casidey | SCALE AS STATED | SHEET 2 of 5 | |

FOR PERMITTING ONLY, NOT TO BE RELIED ON FOR CONSTRUCTION

Bulkhead Plan



Excavation Plan



Note: All dimensions shown are measured in feet. Drawings are for USACE, ADEM and AL State Lands permitting only and should not be used for construction. A survey should be performed prior to placement of structures. Distances from existing structures were estimated based on aerial photos. Property boundaries are estimated based on available information.

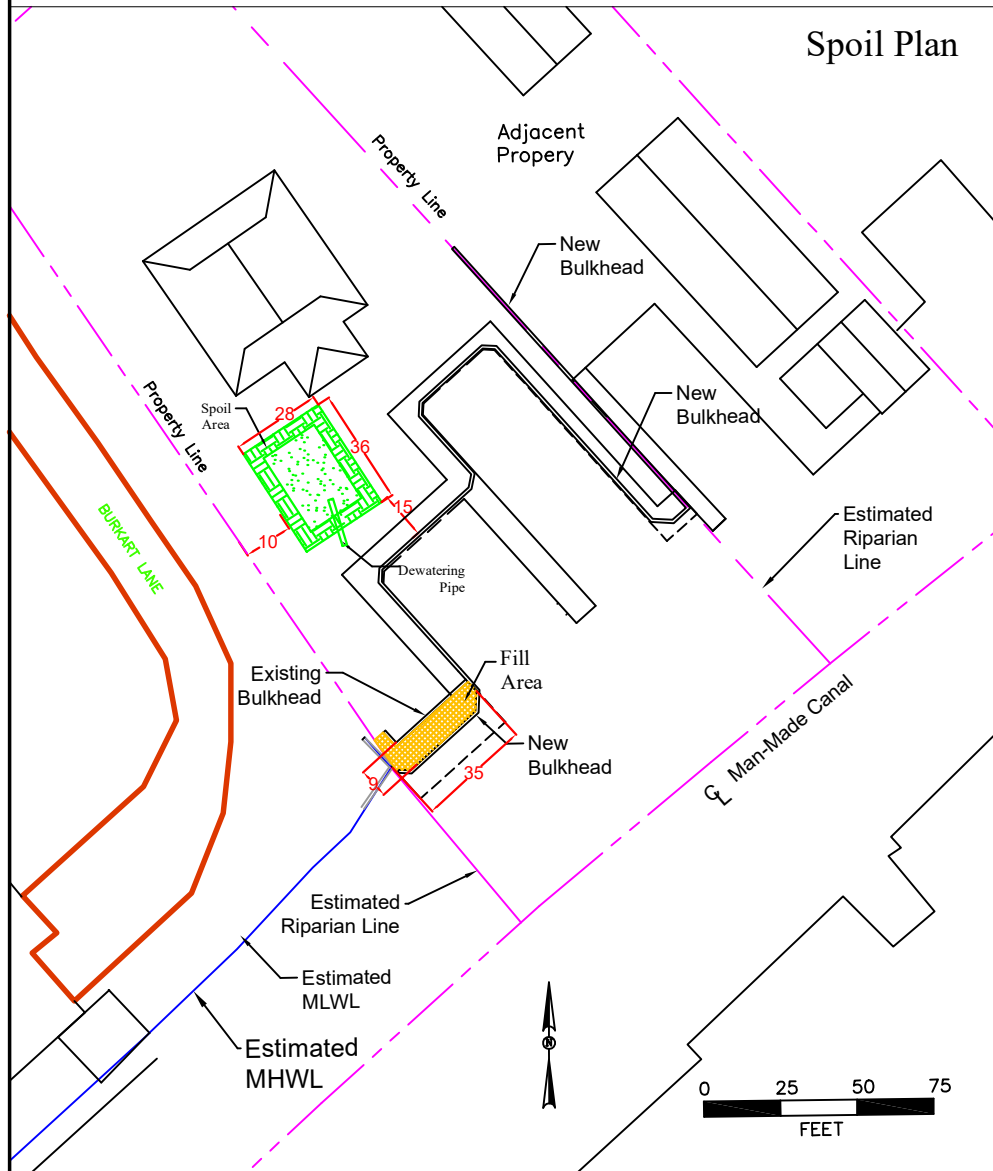
Scarborough Dredge



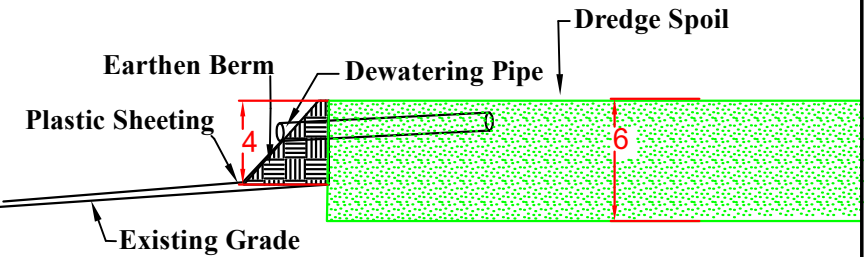
P.O. BOX 361
MONTROSE, AL 36559
(251) 621-5006

| | | | |
|---|--------------------------|----------------------------------|---|
| PREPARED FOR Franklin Scarborough 4480 Burkart Lane Orange Beach, AL | DRAWN BY L. Karcher | DATE OF LAST REVISION 2/15/24 | FILE Scarborough Orange Beh. 1.18.24 |
| | CHECKED BY L. Cassidy | SCALE AS STATED | SHEET 4 of 5 |

FOR PERMITTING ONLY, NOT TO BE RELIED ON FOR CONSTRUCTION



De-watering Pipe Detail



Spoil will be dewatered on site and the sand that can't be used in the uplands of the site will be taken away by truck and disposed of in an upland area offsite.

Note: All dimensions shown are measured in feet. Drawings are for USACE, ADEM and AL State Lands permitting only and should not be used for construction.

A survey should be performed prior to placement of structures. Distances from existing structures were estimated based on aerial photos. Property boundaries are estimated based on available information.

Scarborough Spoil Plan



P.O. BOX 361
 MONROSE, AL 36559
 (251) 621-5006

| | | | |
|---|------------------------|---------------------------------|--|
| PREPARED FOR Franklin Scarborough 4460 Burkart Lane Orange Beach, AL | DRAWN BY L. Karcher | DATE OF LAST REVISION 2/6/24 | DWG Scarborough Orange Bch. 1.18.24 |
| CHECKED BY L. Cassidy | SCALE AS STATED | | SHEET 3 of 5 |

Scarborough Orange Bch. 1.18.24

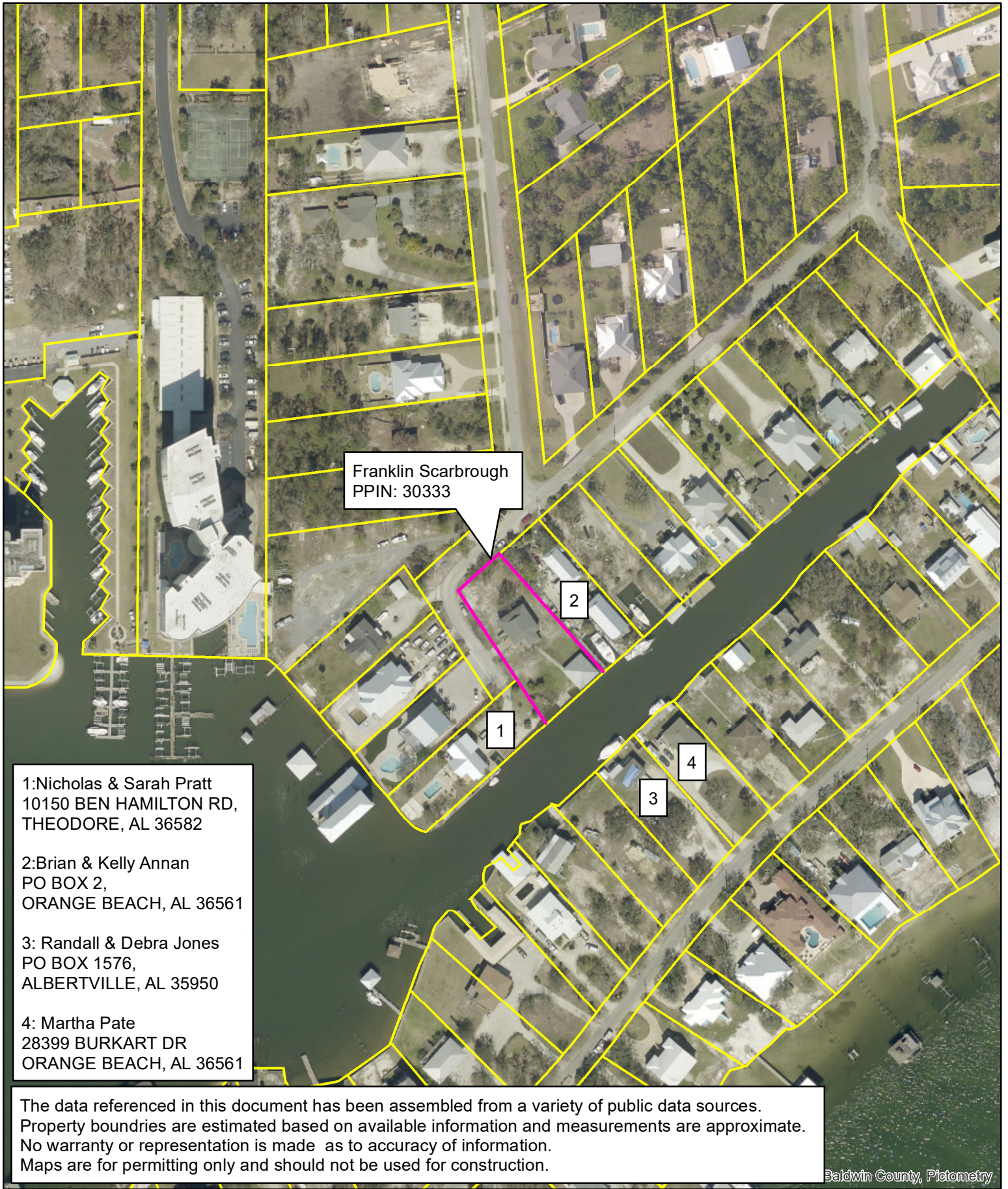


Franklin Scarbrough
PPIN: 30333

4660 Burkart Ln
Orange Beach, AL 36561

The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.



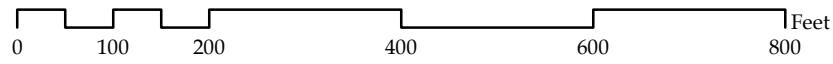


Franklin Scarbrough
PPIN: 30333

- 1: Nicholas & Sarah Pratt
10150 BEN HAMILTON RD,
THEODORE, AL 36582
- 2: Brian & Kelly Annan
PO BOX 2,
ORANGE BEACH, AL 36561
- 3: Randall & Debra Jones
PO BOX 1576,
ALBERTVILLE, AL 35950
- 4: Martha Pate
28399 BURKART DR
ORANGE BEACH, AL 36561

The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.

Baldwin County, Pictometry





Franklin Scarbrough
PPIN: 30333

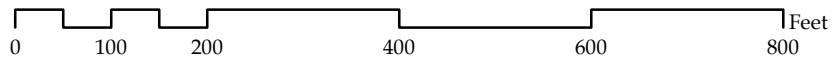
The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.

nd) contributors, CC-BY-SA



P.O. Box 361 Montrose, AL 36559
Phone: 251-621-5006 Fax: 251-621-5058

Topo Map
Project: Scarbrough Canal
Applicant: Franklin Scarbrough
1 inch = 200 feet



T-9-S, R-5-E, Sect. 12
Orange Beach, AL





Franklin Scarbrough
PPIN 30333

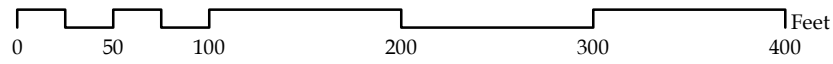
The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.

Baldwin County, Pictometry

EcoSolutions
ENVIRONMENTAL MEDIATION, MANAGEMENT & PLANNING
P.O. Box 361 Montrose, AL 36559
Phone: 251-621-5006 Fax: 251-621-5058

Aerial Map
Project: Scarbrough Canal
Applicant: Franklin Scarbrough
1 inch = 100 feet

T-9-S, R-5-E, Sect. 12
Orange Beach, AL



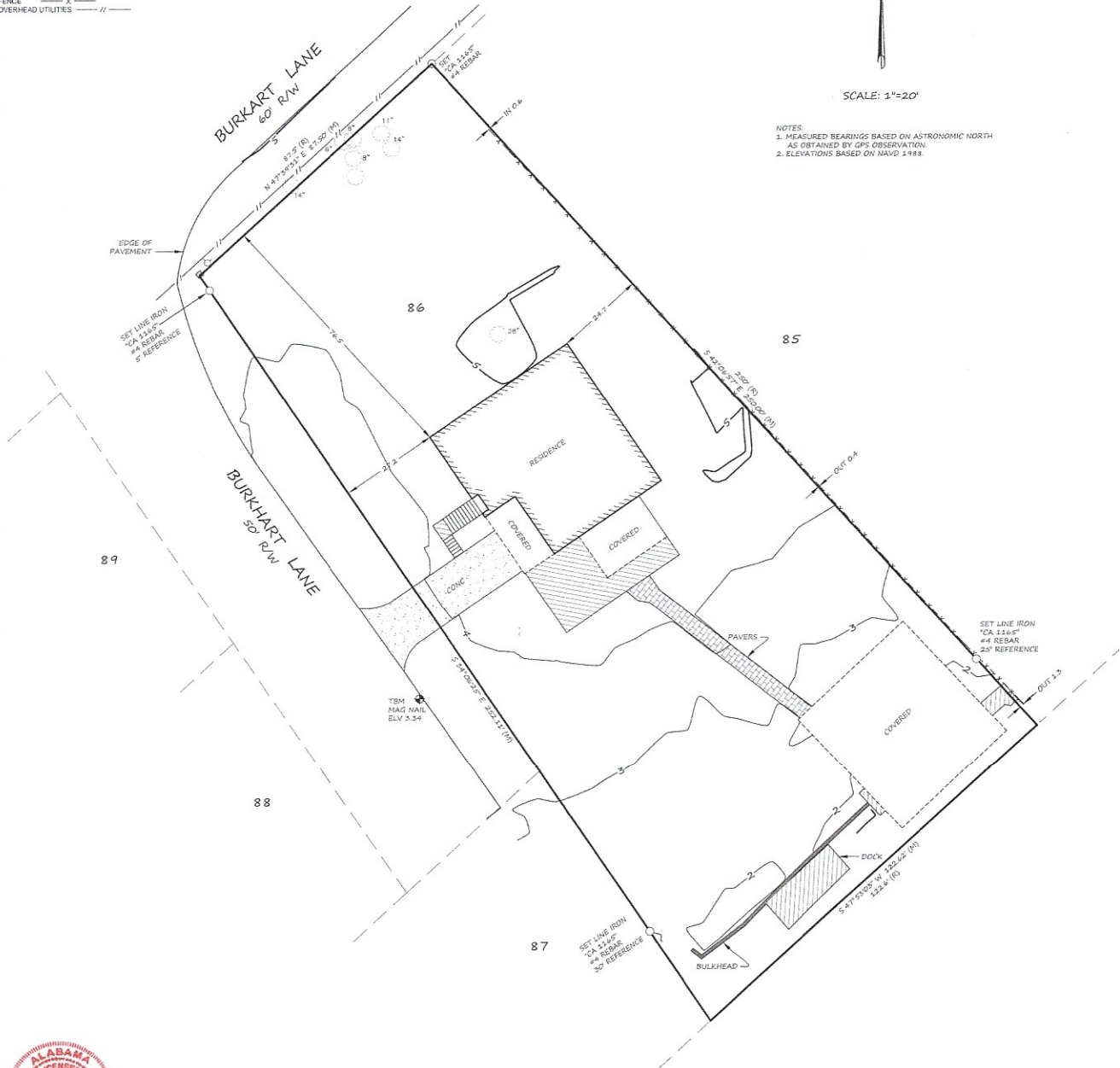
LEGEND

| | |
|--------------------|------------------------|
| BDDG | BUILDING |
| CALC | CALCULATED |
| CH | CHORD |
| D | DELTA |
| MH | MANHOLE |
| R | RADIUS |
| ROW | RIGHT OF WAY |
| S.F. | SQUARE FEET |
| A/C | AIR CONDITIONER |
| ● | UTILITY POLE |
| ○ | ANCHOR |
| ▭ | WALL |
| ▨ | CONCRETE |
| ⊠ | WATER METER |
| ⊞ | SEWER BOX |
| ⊞ | IRRIGATION CONTROL BOX |
| ⊞ | WATER VALVE |
| ⊞ | FIRE HYDRANT |
| ⊞ | UTILITY BOX |
| ⊞ | LIGHT POLE |
| ⊞ | STAKING POINT |
| (M) | MEASURED |
| (R) | RECORDED |
| CM | CONCRETE MONUMENT |
| FENCE | — X — |
| OVERHEAD UTILITIES | — // — |



SCALE: 1"=20'

NOTES:
 1. MEASURED BEARINGS BASED ON ASTRONOMIC NORTH AS OBTAINED BY GPS OBSERVATION.
 2. ELEVATIONS BASED ON NAVD 1988.



STATE OF ALABAMA
 BALDWIN COUNTY
 Property Boundary & Topographic Survey
 I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 86, UNIT NUMBER TWO OF BURKART ESTATES, as recorded in Slide 573-3, in the Office of the Judge of Probate, Baldwin County, Alabama, and hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of February 18, 2021. Survey invalid if not sealed in red.

Order No: 5324
 Client:
 Address: 1660 Burkart Lane

Trent R. Wilson
 Trent Wilson PLS 34764
 Weygand Wilson Surveying LLC
 229 E. 20th Ave., Suite 12
 Gulf Shores, AL 36542
 Phone (251) 875-7555



Note:
 (a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights of way and/or restrictions whether or not of record.
 (b) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted.
 (c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/17/2021 9:28 AM
DEED TAX \$ 113.50
TOTAL \$ 137.50
4 Pages

1898362



STATE OF ALABAMA

WARRANTY DEED

COUNTY OF BALDWIN

KNOW ALL MEN BY THESE PRESENTS: That MAGIC CITY PROPERTY MANAGEMENT, LLC, an Alabama limited liability company, and ANN MOORE STEPHENS as Successor Co-Trustee of the RAY A. MOORE, SR. REVOCABLE TRUST, Dated May 7, 1999 and the ELOISE G. MOORE REVOCABLE TRUST, Dated May 7, 1999, hereinafter referred to as Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) in cash and other good and valuable consideration, this day in hand paid to the said Grantors by FRANKLIN S. SCARBROUGH, hereinafter referred to as Grantee, the receipt and sufficiency of which are hereby acknowledged, subject to all matters hereinafter set forth, have this day granted, bargained, sold and conveyed, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, in fee simple, all that real property situated in Baldwin County, Alabama and more particularly described as follows, to-wit:

Lot 86, Unit Two, Burkart Estates, per map or plat thereof recorded in Map Book 6, Page 181 in the Office of the Judge of Probate of Baldwin County, Alabama.

SUBJECT, HOWEVER, to the following:

1. Restrictive covenants relating to the use and occupancy of the property described above as set forth in instrument recorded in Miscellaneous Book 21, Page 867; and all amendments thereto.
2. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Map Book 6, Page 181.
3. Coal, oil, gas, limestone and other mineral interests in the land and all rights and easements in favor of the state of said coal, oil, gas, limestone and other minerals.

The warranties otherwise contained herein are specifically modified and excluded with respect to minerals or mineral interests in, on or under the above described land heretofore severed. Recording references are to the records in the Office of the Judge of Probate of Baldwin County, Alabama unless otherwise indicated. This instrument prepared by Taupeka Law, LLC at the direction of Orange Beach Title, LLC. The Scrivener of this instrument and Taupeka Law, LLC represent neither the Grantors nor the Grantee. Independent counsel should be consulted for legal advice if desired by any party hereto.

TOGETHER WITH ALL AND SINGULAR, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and to his heirs and assigns, FOREVER.

And, except for any matters set forth above and taxes hereafter falling due, the Grantors, for themselves and their successors and assigns, hereby covenant and warrant with and unto the Grantee, and his heirs and assigns, that they are seized of an indefeasible estate in fee simple in and to all of the real property hereinabove described; that they are in quiet and peaceable possession thereof; that said property is free and clear from all liens and encumbrances; that they have a good right to sell and

convey title to the same; and that they will, and their successors and assigns shall, forever warrant and defend the same unto the Grantee, and his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto caused this instrument to be executed on this the 10 day of March, 2021.

MAGIC CITY PROPERTY MANAGEMENT, LLC,
an Alabama limited liability company

By: Ann Moore Stephens
ANN MOORE STEPHENS
Its Manager, Member

RAY A. MOORE, SR. REVOCABLE TRUST,
Dated May 7, 1999

By: Ann Moore Stephens
ANN MOORE STEPHENS
Its Successor Co-Trustee

ELOISE G. MOORE REVOCABLE TRUST,
Dated May 7, 1999

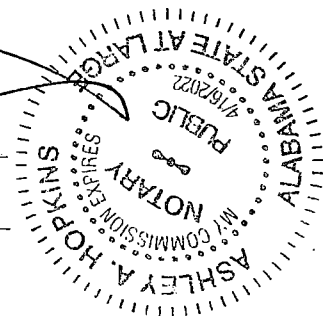
By: Ann Moore Stephens
ANN MOORE STEPHENS
Its Successor Co-Trustee

STATE OF Alabama
COUNTY OF Baldwin

I, Ashley A Hopkins, a Notary Public, in and for said County in said State, hereby certify that ANN MOORE STEPHENS, whose name as Manager, Member of MAGIC CITY PROPERTY MANAGEMENT, LLC, an Alabama limited liability company, and as Successor Co-Trustee of the RAY A. MOORE, SR. REVOCABLE TRUST, Dated May 7, 1999 and the ELOISE G. MOORE REVOCABLE TRUST, Dated May 7, 1999, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in such capacities and with full authority, executed the same voluntarily for and as the act of said limited liability company and trusts.

Given under my hand and seal this 10 day of March, 2021.

Notary Public
My Commission Expires: _____



GRANTORS' ADDRESS:

MAGIC CITY PROPERTY
MANAGEMENT, LLC
RAY A. MOORE, SR.
REVOCABLE TRUST
ELOISE G. MOORE
REVOCABLE TRUST

1514 Forest Hill Dr.
Atmore, AL 36502

GRANTEE'S ADDRESS:

FRANKLIN S. SCARBROUGH

754 Lawshe Rd
Senoia GA 30276

This instrument prepared by:

MARK H. TAUPEKA
TAUPEKA LAW, LLC
25299 Canal Road, Suite A-6
Orange Beach, Alabama 36561
(251) 301-8500

Real Estate Sales Validation Form

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

Grantor's Name: Magic City Property Management, LLC

Grantee's Name: Franklin S. Scarbrough

Mailing Address: 1514 Forest Hill Drive, Atmore, AL 36502

Mailing Address: 754 Lawshe Rd.
30276

Senoia, GA

Property Address: 4660 Burkhart Ln. Orange Beach, AL
36561

Date of Sale: 03/10/2021

Total Purchase Price \$ 755,000.00

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

Other _____

Closing Statement

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 the 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 sued 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: 03/10/2021

Print: Manaleen Ellis

Unattested _____
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one