

STATE OF ALABAMA
BALDWIN COUNTY

EASEMENT FOR EGRESS AND INGRESS

KNOW ALL MEN BY THESE PRESENTS that MOONRAKER ASSOCIATES, INC., an Alabama corporation, Grantor herein, in consideration of the sum of TEN AND NO/100ths DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, CONVEY, and GIVE unto MOONRAKER CONDOMINIUM ASSOCIATION, INC., a non-profit corporation, the Grantee herein, a non-exclusive pedestrian easement for the purposes hereinafter set forth, over and across the following realty situated in Baldwin County, Alabama, to-wit:

Beginning at the Northeast corner of Lot 9, Block 3, Unit 2, Gulf Shores, Alabama, according to the plat recorded in the Office of the Judge of Probate, Baldwin County, Alabama in Map Book 1, page 163; thence run South and parallel with said East line of Lot 9 to the Gulf of Mexico; run thence West a distance of five (5) feet to a point; run thence North and parallel with the said East line of Lot 9 to the Southern boundary of West Beach Boulevard, which is also the North boundary line of Lot 9; run thence East along the North line of Lot 9 a distance of five (5) feet to the point of beginning.

TO HAVE AND TO HOLD the said right of way and easement unto the said Grantee, its successors and assigns, as an appurtenance to each condominium unit of Moonraker Condominiums.

The easement herein granted is for the purposes of providing the owners and occupants of Moonraker Condominium with a permanent and irrevocable, non-commercial, non-possessory, non-private, pedestrian ingress and egress to the Gulf of Mexico. The easement granted herein is not an exclusive easement.

The Grantor retains for itself, its successors and assigns, the fee simple title in and to the aforesaid property, and all rights not specifically granted herein. Grantor, also retains, reserves and shall continue to enjoy use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement.

IN WITNESS WHEREOF, MOONRAKER ASSOCIATES, INC., an Alabama corporation, Grantor herein, by and through its duly authorized officer, whose name is set out below, has caused this instrument to be executed on this the 8 day of September, 1994.

Moonraker Associates, Inc.

By: William D. Moody (SEAL)
William D. Moody, President

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William D. Moody, whose name as President of MOONRAKER ASSOCIATES, INC., an Alabama corporation, is signed to the foregoing conveyance, and who is

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known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this 8 day of September, 1994.

Shelia Fiddler
NOTARY PUBLIC

My commission expires: 4-13-98

This instrument prepared by:

Thomas W. Klyce, P.C.
Attorney at Law
Post Office Box 2301
Gulf Shores, AL 36547