



COUNTY COMMISSION

BALDWIN COUNTY
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507
(251) 580-2564
(251) 580-2500 Fax
agary@baldwincountyal.gov
www.baldwincountyal.gov

ANU GARY
Records Manager

October 19, 2012

Mr. Dane Haygood
Red South, LLC
c/o H. Properties, LLC
Post Office Box 8001
Spanish Fort, Alabama 36577

RE: Partial Nullification Agreement

Dear Mr. Haygood:

Enclosed please find a **fully executed original** and a **recorded copy** of the *Agreement of Partial Nullification* between the Alabama Forestry Commission, the Baldwin County Commission, and Cambron Estates, LLC (Partial Nullification Agreement), approved by the Baldwin County Commission, during its regularly scheduled meeting held on October 16, 2012.

Should you have any questions or need further assistance, please do not hesitate to contact David Brewer, County Administrator, at (251) 580-2550.

Sincerely,

ANU GARY, Records Manager
Baldwin County Commission

AG/Item EA4

cc: David Brewer
David Conner, County Attorney

ENCLOSURE



COUNTY COMMISSION

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ANU GARY
Records Manager

October 19, 2012

Ms. Linda Casey, State Forester
Alabama Forestry Commission
Post Office Box 302550
Montgomery, Alabama 36130-2550
ATTN: Tom Conway

RE: Partial Nullification Agreement

Dear Ms. Casey:

Enclosed please find a **fully executed original** and a **recorded copy** of the *Agreement of Partial Nullification* between the Alabama Forestry Commission, the Baldwin County Commission, and Cambron Estates, LLC (Partial Nullification Agreement), approved by the Baldwin County Commission, during its regularly scheduled meeting held on October 16, 2012.

Should you have any questions or need further assistance, please do not hesitate to contact David Brewer, County Administrator, at (251) 580-2550.

Sincerely,

ANU GARY, Records Manager
Baldwin County Commission

AG/Item EA4

cc: David Brewer
David Conner, County Attorney

ENCLOSURE

AGREEMENT OF PARTIAL NULLIFICATION BETWEEN
THE ALABAMA FORESTRY COMMISSION,
THE BALDWIN COUNTY COMMISSION,
AND CAMBRON ESTATES, LLC

WHEREAS, a Forest Fire Protection Agreement was entered into by and between the Alabama Forestry Commission, the Baldwin County Commission, and United States Steel Company on June 22, 1972 (the "Agreement"); and

WHEREAS, the Agreement is referenced in that certain deed of conveyance dated January 3, 1975 and recorded in Deed Book 467, page 441 and Deed Book 471, page 757 of the land records of Baldwin County, Alabama; and

WHEREAS, the parties to this Nullification Agreement have searched diligently for a copy of the Agreement and no copy has been found; and

WHEREAS, Cambron Estates, LLC is the lawful successor to United States Steel Company in certain real property that would have been the subject of the Agreement, which real property is further described in Exhibit A; and

WHEREAS, the parties to this Nullification Agreement mutually agree that as to the property described on Exhibit A 1) any responsibilities or duties contained in the Agreement have been fulfilled and are no longer needed by any of the parties and any services promised by any of the parties to the Agreement have been completed and are no longer needed and 2) the Agreement could not be enforced in any case since no copy of the Agreement can be located;

NOW THEREFORE, the parties to this Partial Nullification Agreement do hereby agree that as to the property described on Exhibit A, the Agreement should be considered null and void and

each of the parties individually considers the Agreement null and void and further that any obligations, benefits or encumbrances contained in the Agreement shall be considered abandoned as to the subject real property. All parties to this instrument regard the Agreement to remain in full force and effect, except that the Agreement shall have no application to the real property described on Exhibit A.

This Partial Nullification Agreement is executed by the parties on this the 18th day of October, 2012 and is effective immediately.

ALABAMA FORESTRY COMMISSION

By: Linda Casey
Linda Casey, State Forester

BALDWIN COUNTY COMMISSION

By: [Signature]
Robert E. James, Chairman

CAMBRON ESTATES LLC

By: REDSOUTH, LLC, as its Manager

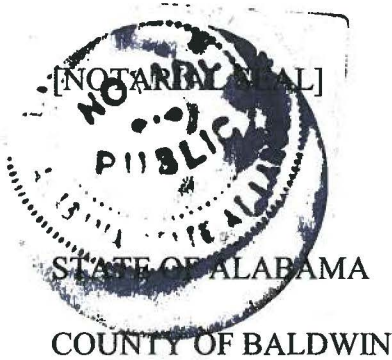
By: Dane Haygood
Dane Haygood, Manager

STATE OF ALABAMA

COUNTY OF Butler

I, the undersigned, a notary public in and for said county in said state, hereby certify that Linda Casey, whose name as State Forester of the Alabama Forestry Commission, an agency of the State of Alabama, 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, as such State Forester and with full authority, executed the same voluntarily for and as the act of said Alabama Forestry Commission.

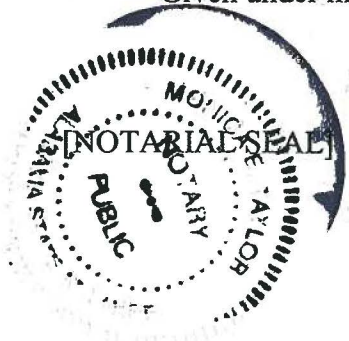
Given under my hand and official seal this 16th day of October, 2012.



Lynell J Masley
Notary Public
My commission expires: 12/14/2014

I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert E. James, whose name as Chairman of the County Commission of Baldwin County, Alabama, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said County.

Given under my hand and official seal this 18th day of October, 2012.



Monice Taylor
Notary Public
My commission expires: _____

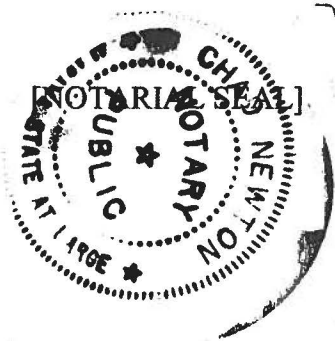
My Commission Expires 09/05/2016

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a notary public in and for said county in said state, hereby certify that Dane Haygood, whose name as Manager of RedSouth, LLC, an Alabama limited liability company, acting in its capacity as the Manger of Cambron Estates, LLC, an Alabama limited liability company, 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, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 18th day of October, 2012.



Cheyenne Newton

Notary Public

My commission expires: MY COMMISSION EXPIRES AUGUST 24, 2013

EXHIBIT "A"
Legal Description

Lots 1 through 11, inclusive, Cambron Estates, a subdivision as per plat thereof, recorded on Slide 2469-D, in the Office of the Judge of Probate, Baldwin County, Alabama

AGREEMENT OF PARTIAL NULLIFICATION BETWEEN

**THE ALABAMA FORESTRY COMMISSION,
THE BALDWIN COUNTY COMMISSION,
AND CAMBRON ESTATES, LLC**

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 10/18/2012 12:08 PM
TOTAL \$ 0.00
5 Pages

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WHEREAS, a Forest Fire Protection Agreement was entered into by and between the Alabama Forestry Commission, the Baldwin County Commission, and United States Steel Company on June 22, 1972 (the "Agreement"); and

WHEREAS, the Agreement is referenced in that certain deed of conveyance dated January 3, 1975 and recorded in Deed Book 467, page 441 and Deed Book 471, page 757 of the land records of Baldwin County, Alabama; and

WHEREAS, the parties to this Nullification Agreement have searched diligently for a copy of the Agreement and no copy has been found; and

WHEREAS, Cambron Estates, LLC is the lawful successor to United States Steel Company in certain real property that would have been the subject of the Agreement, which real property is further described in Exhibit A; and

WHEREAS, the parties to this Nullification Agreement mutually agree that as to the property described on Exhibit A 1) any responsibilities or duties contained in the Agreement have been fulfilled and are no longer needed by any of the parties and any services promised by any of the parties to the Agreement have been completed and are no longer needed and 2) the Agreement could not be enforced in any case since no copy of the Agreement can be located;

NOW THEREFORE, the parties to this Partial Nullification Agreement do hereby agree that as to the property described on Exhibit A, the Agreement should be considered null and void and

each of the parties individually considers the Agreement null and void and further that any obligations, benefits or encumbrances contained in the Agreement shall be considered abandoned as to the subject real property. All parties to this instrument regard the Agreement to remain in full force and effect, except that the Agreement shall have no application to the real property described on Exhibit A.

This Partial Nullification Agreement is executed by the parties on this the 18th day of October, 2012 and is effective immediately.

ALABAMA FORESTRY COMMISSION

By: Linda Casey
Linda Casey, State Forester

BALDWIN COUNTY COMMISSION

By: Robert E. James
Robert E. James, Chairman

CAMBRON ESTATES LLC

By: REDSOUTH, LLC, as its Manager

By: Dane Haygood
Dane Haygood, Manager

STATE OF ALABAMA

COUNTY OF Butler

I, the undersigned, a notary public in and for said county in said state, hereby certify that Linda Casey, whose name as State Forester of the Alabama Forestry Commission, an agency of the State of Alabama, 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, as such State Forester and with full authority, executed the same voluntarily for and as the act of said Alabama Forestry Commission.

Given under my hand and official seal this 16th day of October, 2012.



Lynell J Masley
Notary Public
My commission expires: 12/14/2014

COUNTY OF BALDWIN

I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert E. James, whose name as Chairman of the County Commission of Baldwin County, Alabama, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said County.

Given under my hand and official seal this 17th day of October, 2012.



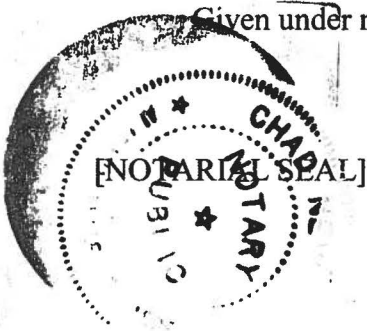
Monica Taylor
Notary Public
My commission expires: My Commission Expires 09/05/2016

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a notary public in and for said county in said state, hereby certify that Dane Haygood, whose name as Manager of RedSouth, LLC, an Alabama limited liability company, acting in its capacity as the Manger of Cambron Estates, LLC, an Alabama limited liability company, 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, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 18th day of October, 2012.



Chad W. Haygood

Notary Public

My commission expires: _____

MY COMMISSION EXPIRES AUGUST 24, 2013

EXHIBIT "A"
Legal Description

Lots 1 through 11, inclusive, Cambron Estates, a subdivision as per plat thereof, recorded on Slide 2469-D, in the Office of the Judge of Probate, Baldwin County, Alabama