

**Alabama Department of Conservation and Natural Resources**  
**ANNOUNCEMENT OF AUCTION- 5 RIVERS DELTA RESOURCE CENTER**  
**LEASE AND OPTION TO PURCHASE**  
**Issued: MARCH 21, 2025**

To All Potential Respondents: This Addendum is issued to modify the previously issued Sample Lease Purchase Option Agreement documents and/or is provided for informational purposes and is hereby made a part of the ANNOUNCEMENT documents.

The Five Rivers Auction Sample Lease Purchase Option Agreement, Exhibit B has been updated to clarify that in the event of purchase, a deed restriction will be required which specifies that the Property shall be used and occupied solely for the purpose of education, recreation, meetings, events, and other associated uses.

## EXHIBIT B

This instrument was prepared by:  
Jennifer Weber, Deputy General Counsel  
State of Alabama, Department of Conservation  
and Natural Resources  
64 North Union Street, Suite 474  
Montgomery, AL 36130

### STATUTORY WARRANTY DEED

STATE OF ALABAMA        )

BALDWIN COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that the **STATE OF ALABAMA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, STATE LANDS DIVISION**, hereinafter referred to as "Grantor," for and in consideration of the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) in hand paid by \_\_\_\_\_, herein referred to as "Grantee," the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY unto said Grantee, its successors and assigns, in fee simple, all that real property in Baldwin County, Alabama, described as follows, to-wit:

**See Attached Exhibit A.**

**NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**

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

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns in fee simple, FOREVER; SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
2. All easements, claims of easements, restrictions, rights-of-way, and other matters of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under the subject property.
4. Any warranties of title by Grantor herein are subject to such warranties being

permitted to be made by Grantor under the laws and Constitution of the State of Alabama; provided, further, that Grantor makes no representation to Grantee that any such warranties are permitted under the laws and Constitution of the State of Alabama.

5. The Property shall be used and occupied solely for the purpose of education, recreation, meetings, events, and other associated uses. Grantee shall not use nor permit the Property to be used for any other purpose whatsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this the \_\_\_\_ day of \_\_\_\_\_ 2025.

GRANTOR:  
STATE OF ALABAMA, DEPARTMENT OF  
CONSERVATION AND NATURAL RESOURCES,  
STATE LANDS DIVISION

BY: \_\_\_\_\_  
Christopher M. Blankenship, Commissioner

APPROVED: \_\_\_\_\_  
Governor

ATTEST: \_\_\_\_\_  
Secretary of State

STATE OF ALABAMA                    )  
MONTGOMERY COUNTY                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher M. Blankenship, whose name as Commissioner of the STATE OF ALABAMA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, an Alabama State Agency, 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 the within instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said trust, on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public  
My Commission expires:

**EXHIBIT A**  
**PROPERTY DESCRIPTION**