

Prepared by
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Bay County Land & Abstract Company
11-A West 23rd Street
Panama City, Florida 32405
(850) 763-8426

Return to: Grantee

File No.: 1006-321463

WARRANTY DEED

This indenture made on **August 28, 2003** A.D., by

Bernice M. Shelby and Leslie M. Shelby, wife and husband

whose address is: **126 Hunt Lane, DeFuniak Springs, FL 32433**
hereinafter called the "grantor", to

Charles M. Smith

whose address is: **6433 Pine Tree Trail, Panama City, FL 32404**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, to-wit:

COMMENCE AT AN OLD IRON AXLE MARKING THE CENTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 13 WEST, (THE WEST LINE OF NORTHEAST QUARTER OF SAID SECTION HAVING A BEARING OF N00°30'E AND BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN S63°57'E, FROM SAID OLD IRON AXLE, A DISTANCE OF 534.4 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE ATLANTA & ST. ANDREWS BAY R.R. RIGHT-OF-WAY AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT COUNTY ROAD, RUNNING SOUTHEASTERLY FROM SAID R.R.; THENCE RUN N79°53'E A DISTANCE OF 700 FEET; THENCE RUN N83°57'E, A DISTANCE OF 91.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N83°57'E, A DISTANCE OF 125 FEET TO AN OLD 4X4 PINE HUB (SAID HUB GENERALLY ACCEPTED AS THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4); THENCE RUN S00°30'W, A DISTANCE OF 95.7 FEET; THENCE RUN S83°26'W, A DISTANCE OF 125 FEET; THENCE RUN N00°30'E, A DISTANCE OF 96.4 FEET TO THE POINT OF BEGINNING; SAID PARCEL LYING IN AND BEING A PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 13 WEST.

Parcel Identification Number: **05718-000-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple 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 31st of 2002.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Bernice M. Shelby Leslie M. Shelby
Bernice M. Shelby Leslie M. Shelby

Signed, sealed and delivered in our presence:

Phyllis N. McLawhorn
Witness Signature

Print Name: Phyllis N. McLawhorn

Zola Burwell
Witness Signature

Print Name: Zola Burwell

State of **Florida**

County of **Bay**

The Foregoing Instrument Was Acknowledged before me on **August 28, 2003**, by **Bernice M. Shelby and Leslie M. Shelby, wife and husband** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Phyllis N. McLawhorn
NOTARY PUBLIC

Phyllis N. McLawhorn
Notary Print Name
My Commission Expires: _____



PHYLLIS N. MCLAWHORN
My Comm. Exp. 4/1/05
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