

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 21-2541
Parcel ID: 31430-588-000

Warranty Deed

This Warranty Deed made this 27TH day of September, 2021, between Joseph W. Grimsley and Tina F. Grimsley, husband and wife, (henceforth referred to as "Grantor") whose post office address is PO Box 586, Colquitt, GA 39837, and **908 Commodore, LLC, a Georgia Limited Liability Company**, (henceforth referred to as "Grantee") of **146 Riverview Park Road, Jackson, GA 30233:**

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following land, situate, lying and being in Bay County, Florida to wit.

Unit No. 908 of The Commodore, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1026, Page(s) 19, and amendment recorded in Official Records Book 1047, Page 1761 of the Public Records of Bay County, Florida, and any further amendments thereto, together with its undivided share in the common elements.

To Have and To Hold, the same in fee simple forever.

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

The Grantor hereby covenants with said Grantee, their heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Deanne M. Taylor
Witness 1
Printed Name: Deanne M. Taylor

Denae Jackson
Witness 2
Printed Name: Denae Jackson

Joseph W. Grimsley
Joseph W. Grimsley
Tina F. Grimsley
Tina F. Grimsley

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27TH day of September, 2021 by Joseph W. Grimsley and Tina F. Grimsley who () was/were personally known to me, or (X) presented the following identification: DC

Deanne M. Taylor
Notary Public
My Commission Expires: 11-2-21

(Notary Stamp)



Deanne M. Taylor
Commission # GG157488
Expires: November 2, 2021
Bonded thru Aaron Notary