

This Instrument Prepared By:
Christin Carmack
2810 Martin Luther King Junior
Boulevard
Suite A
Panama City, FL 32405
As a necessary incident to the
fulfillment of conditions contained
in a title insurance commitment
issued by it.

File: **PC-22-357**

Property Appraisers Parcel I.D. (Folio) Number(s):
28991-033-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **June 1, 2022**, by
April Marie Swift, an unmarried woman (herein referred to as “Grantor,” whether one or more), whose
mailing address is

3515 West 19th Street, 15, Panama City, FL 32405,

and **Julio Cesar Periera, JR, an unmarried man**, (herein referred to as “Grantee”), whose mailing address is
1883 Waldrep Circle Southeast, Marietta, GA 30060.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

Unit 15

**Commence at the intersection of the South right-of-way line of 19th street and the East right-of-way line of
Molitor Avenue; thence South along the East right-of-way line of Molitor Avenue 75.30 feet to the Point of
Beginning; thence East at an angle of 90 degrees 07 minutes 35 seconds to the left along the extended
centerline of a common wall for 148.97 feet to the West side of a 16 foot road; thence South at an angle of 90
degrees 07 minutes 35 seconds to the right angle along said road 24.25 feet; thence at an angle of 89 degrees
52 minutes 25 seconds to the right for 148.97 feet to the East right-of-way line of Molitor Avenue; thence
North at an angle of 90 degrees 07 minutes 35 seconds to the right-of-way line of 24.25 feet to the Point of
Beginning. Being a part of Lots 2 and 17, Block 7, St. Andrews Bay Real Estate Company's Plat recorded in
Plat Book 4, Page 57, in the Public Records of Bay County, Florida.**

This Property **IS** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

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

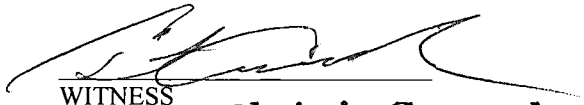
TO HAVE AND TO HOLD, the same in fee simple forever.

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 **2022**, reservations, restrictions, and easements of
record, if any.

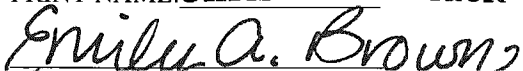
*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the
context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 27th day of May, 2022.

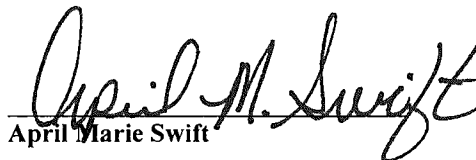
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED


WITNESS

PRINT NAME: Christin Carmack



WITNESS

PRINT NAME: Emily A. Brown


April Marie Swift

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____
online notarization, this 27th day of May, 2022 by **April Marie Swift**. She is _____ Personally Known OR
_____ Produced drivers license(s) as Identification.


Notary Public Signature (SEAL)
Printed Name: Christin Carmack
My Commission Expires: _____



CHRISTIN CARMACK
Commission # HH 248814
Expires August 4, 2028

After Recording Return to:
South Oak Title - Panama City
2810 Martin Luther King Junior Boulevard, Suite A
Panama City, FL 32405