

Compliments of
PANAMA TITLE CORPORATION
PANAMA CITY, FLORIDA

This Warranty Deed Made the 27th day of December A. D. 1977 by

C. W. Long and wife, Polly Ann Long
hereinafter called the grantor, to

File No. 77-26884

Thomas K. Hammond and wife, Martha S. Hammond
whose postoffice address is Rt. 1, Box 191, Fountain, Florida 32438
hereinafter called the grantee;

(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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Commence at an old iron axle making the center of Section 4, Township 3 South, Range 13 West, (the West line of NE 1/4 of said Section having a bearing of N00°30'E and being monumented at the NW Corner of said NE 1/4; 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 NE Corner of the NW 1/4 of the SE 1/4 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 (NW 1/4) of Southeast Quarter (SE 1/4) of Section 4, Township 3 South, Range 13 West.

Together with all the 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 December 31, 19 77; subject to easement recorded in Official Records Book 138, page 685.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Shirley J. Long (SEAL)
C. W. Long (SEAL)
Polly Ann Long (SEAL)

STATE OF FLORIDA
COUNTY OF BAY

STATE OF FLORIDA
DOCUMENTARY
SUR TAX

\$11.00

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

C. W. Long and wife, Polly Ann Long

to me known to be the person S described in and who executed the foregoing instrument and they acknowledge before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of December, A. D. 19 77.

STATE OF FLORIDA STATE OF FLORIDA STATE OF FLORIDA
DOCUMENTARY DOCUMENTARY DOCUMENTARY
SUR TAX SUR TAX SUR TAX

\$1.10

\$1.10

\$1.10

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE

10512 DEC 20 77

89.00

BAY COUNTY, FLORIDA
Filed for record DEC 28 1977 at
0:00 pm. o'clock and duly recorded. Book and
page indicated above. Bruce Collins, Clerk.
Circuit Court.
By *[Signature]* *[Signature]* D.C.