

Rec 4.00 SP 45,000.00
FORM 104 WARRANTY DEED (Statutory Form.)
\$202.50

executive line

O.R.
BOOK

867 PAGE 430

THIS INSTRUMENT PREPARED BY
CARROLL L. McCAULEY
ATTORNEY AT LAW FILE NO. 81-19403
P.O. BOX 3567
PANAMA CITY, FL 32401

FROM INFORMATION INCLUDING THE LEGAL
DESCRIPTION OF THE PROPERTY CONVEYED,
SUPPLIED BY ONE OR BOTH PARTIES HEREIN.

BCL4 52972A

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed
to include all genders and singular or plural as the context indicates.)

Made this 31st day of August 19 81, Between

LOUIS B. PHOENIX and wife, SANDY L. PHOENIX
of the County of Bay, State of Florida, grantor, and
GREGORY A. MOORE and wife, PAMELA J. MOORE
grantee

whose post-office address is 2005 Drummond Avenue, Panama City, FL 32401
of the County of Bay, State of Florida

Witnesseth: That said grantor, for and in consideration of the sum of Ten and no/100 \$10.00 Dollars, and
other good and valuable considerations 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, successors and assigns forever,
the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot Three (3), College Village, Unit Three, a subdivision
in Section 35, Township 3 South, Range 15 West, as per Plat
thereof recorded in Plat Book 13, Page 26, of the Public
Records of Bay County, Florida.

SUBJECT to a mortgage to Stockton, Whatley, Davin & Company,
dated October 6, 1980, and recorded in O. R. Book 809, page
294, public records of Bay County, Florida, in the
original principal sum of \$38,000.00**which sum mortgage
grantee expressly assumes and agrees to pay, and also hereby
assumes and agrees to pay all obligations of the mortgagor
as set forth in said mortgage, and all sums of money agreed
to be paid by mortgagor in said mortgage.

**(continued from above)

Assigned to Federal National Mortgage Association by instrument recorded in
Official Records Book 819, Page 471,

SUBJECT TO Resttictions as shown recorded in Official Records Book 780,
Page 210.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature]

[Signature] (Seal)
Louis B. Phoenix

[Signature]

[Signature] (Seal)
Sandy L. Phoenix

BAY COUNTY, FLORIDA
Filed for record OCT 19 1981
m. o'clock and duly recorded. Book and
Page indicated above. Harold Bazzel, Clerk,
Circuit Court.

STATE OF FLORIDA
COUNTY OF BAY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Louis B. Phoenix and Sandy L. Phoenix

to me, who am to be the person(s) described in and who executed the foregoing instrument and acknowledged before me
the execution of same.

Witness my hand and official seal in the County and State last aforesaid this 31st day of August



Notary Public
My commission expires: Notary Public, State Of Florida At Large
My Commission Expires June 16, 1984