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SP 63,000

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\*\* OFFICIAL RECORDS \*\*  
BK 968 PG 1732

Compliments of  
PANAMA TITLE DIVISION  
LAWYERS TITLE INSURANCE CORPORATION  
PANAMA CITY, FLORIDA

**This Warranty Deed** Made the 23rd day of March A. D. 19 84 by  
Gene Guthrie dba Guthrie Homes, Inc.

FILE# 84-09565  
BAY COUNTY, FLORIDA

hereinafter called the grantor, to  
Sylvia E. Sims

whose postoffice address is 657 Serrano Monte Drive, Marietta, GA 30067  
hereinafter called the grantee:

(Wherever 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:

Lot 10, Block A, First Addition to Biltmore Beach as per plat thereof recorded in Plat Book 8, Page 39, of the public records of Bay County, Florida.

This is not the Homestead of the Grantor.

This instrument was prepared by  
Falcon B. Sellers, Jr., an officer of  
PANAMA TITLE CORPORATION  
240 East Fourth Street  
Panama City, Florida

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 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, 1983. Subject to restrictions recorded in Deed Book 194, page 275 to the extent the same are valid or enforceable.  
Easement recorded in Deed Book 194, page 135.

**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:

Wanda D. Childers  
Debra M. Whitehurst

Gene Guthrie (SEAL)  
Gene Guthrie (SEAL)  
(SEAL)  
(SEAL)

STATE OF Florida  
COUNTY OF Bay }

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

Gene Guthrie d/b/a Guthrie Homes, Inc.

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

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of March A. D. 19 84

Wanda D. Childers  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Sept. 22, 1986  
Bonded by American Fire & Casualty Company

SPACE BELOW FOR RECORDERS USE

Documentary Tax Pd. \$283.50  
Intangibl. Tax Pd. \$  
Harold Bazzel, Clerk, Bay County  
By: [Signature] D.C.

RCD: MAR 26 1984 @ 9:45 AM  
HAROLD BAZZEL, CLERK