

FORM 104 WARRANTY DEED-Statutory Form
 ** OFFICIAL RECORDS **
 BK 980 PG 1029

FILE# 84-21691
 BAY COUNTY, FLORIDA

PANAMA CITY, FLORIDA 32401

This Instrument Prepared by:

This Indenture

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

K. H. Harris
 An Officer of
 BAY COUNTY LAND & ABSTRACT CO., INC.
 For Purposes of Title Insurance
 BCL#65389-p 1hw C

Made this 5th day of June 1984 Between

THOMAS K. HAMMOND and MARTHA S. HARRIS, formerly known as MARTHA S. HAMMOND

of the County of Palm Beach, State of Florida, grantor, and
 BERNICE M. SHELBY and husband, LESLIE M. SHELBY

whose post-office address is 5889 Pine Tree Road, Panama City, Florida 32405
 of the County of Bay, State of Florida, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of Ten (\$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:

Commence at an old iron axle making the center of Section 4, Township 3 South, Range 13 West, (the West line of Northeast quarter of said Section having a bearing of N00°30'E and being monumented at the Northwest Corner of said Northeast quarter; 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 Northeast corner of the Northwest quarter of the Southeast quarter 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.

SUBJECT TO an Easement to Gulf Power recorded in Official Records Book 138, Page 685.

GRANTOR HEREIN AFFIRM ABOVE DESCRIBED PROPERTY NOT HOMESTEAD.

Registration Tax Pd. \$ 157.20
 Bay County Clerk, Bay County
 By *D. C.* D.C.

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:

Lora H. Cook

William J. Harris

Thomas K. Hammond (Seal)

Thomas K. Hammond (Seal)

Martha S. Harris (Seal)

Martha S. Harris (Seal)

RCD: JUN 25 1984 @ 1:48 PM
 HAROLD BAZZEL, CLERK

STATE OF FLORIDA
 COUNTY OF *H. and C. County*