

Prepared by
Darlene Robinson, an employee of
First American Title Insurance Company d/b/a Bay County Land & Abstract Company
11-A West 23rd Street
Panama City, Florida 32405
(850)763-8426
File No.: 1006-2481072

WARRANTY DEED

This indenture made on **January 11, 2011 A.D.**, by

L. Gary Seymour

whose address is: **116 E. Baldwin Road, Panama City, FL 32405**
hereinafter called the "grantor", to

L. Gary Seymour and James W. Maulden

whose address is: **116 E. Baldwin Road, Panama City, FL 23405**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, to-wit:

PARCEL TWO:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 77 (100 FOOT RIGHT OF WAY); THENCE NORTH 25 DEGREES 08 MINUTES 31 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR 1373.21 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 25 DEGREES 08 MINUTES 31 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 594.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5768.67 FEET; THENCE NORTHWESTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 210.49 FEET, THE CHORD OF SAID ARC BEARING NORTH 26 DEGREES 11 MINUTES 36 SECONDS WEST FOR 210.48 FEET TO AN AGREED UPON BOUNDARY LINE DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 1668, PAGE 434, SAID LINE LYING 660 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST ALONG SAID AGREED UPON BOUNDARY LINE AND ALONG SAID PARALLEL LINE FOR 265.83 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS EAST ALONG SAID AGREED UPON BOUNDARY LINE FOR 677.34 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, THENCE SOUTH 01 DEGREE 17 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE FOR 312.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, THENCE SOUTH 89 DEGREES 55 MINUTES 51 SECONDS WEST FOR 336.42 FEET; THENCE SOUTH 25 DEGREES 08 MINUTES 31 SECONDS EAST FOR 253.77 FEET; THENCE SOUTH 64 DEGREES 51 MINUTES 29 SECONDS WEST FOR 400.00 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: **07547-030-000**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

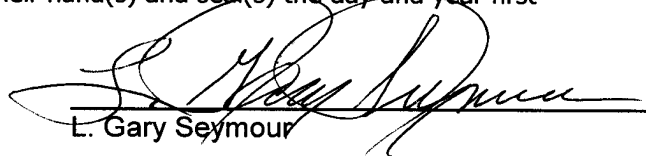
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

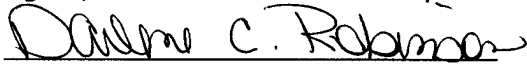
To Have and to Hold, the same in fee simple forever.

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 31st of 2010.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


L. Gary Seymour

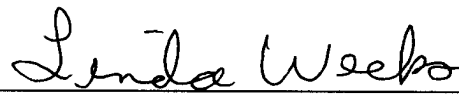
Signed, sealed and delivered in our presence:



Witness Signature

DARLENE C. ROBINSON

Print Name: _____



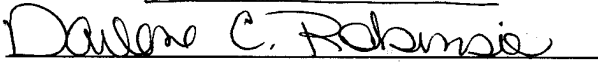
Witness Signature

LINDA WEEKS

Print Name: _____

State of **FL**
County of **Bay**

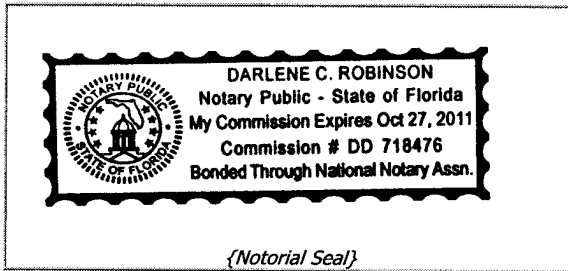
The Foregoing Instrument Was Acknowledged before me on **January 11, 2011**, by **L. Gary Seymour** who is personally known to me or who has produced a valid driver's license as identification.



Notary Public

DARLENE C. ROBINSON

(Printed Name)



My Commission expires: _____