

This Instrument Prepared by: Phyllis N. McLawhorn
An Officer of Bay County Land & Abstract Co., Inc.,
011-A W. 23rd Street, Panama City, Florida 32405,
For Purposes of Title Ins.
File# 802-121505
Parcel ID# 18548-~~000-000~~

Warranty Deed

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

OFFICIAL RECORDS
BK 1434 PG 989

Made this 21st day of May 1993 BETWEEN
Danny Peppiatt, a single person
whose post office address is: 724 Center
Fayetteville, Ar 72701
of the County of Washington, State of Arkansas, grantor, and
Betty Jo Depro, Robyn Depro Long and Renee Depro Alcock as joint tenants
with full rights of survivorship and not as tenants in common
whose post office address is:
PO Box 654 Marianna, Fl 32447
of the County of Jackson, 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:

The North 7 feet of Lot 19, the South 12 feet of Lot 21 and all of Lot 20 in Block 4 of North Highland Addition to Panama City, Florida, located in the West Half of East Half of Southwest Quarter of Northeast Quarter of Section 5, Township 4 South, Range 14 West, according to the plat on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

THIS CONVEYANCE IS MADE SUBJECT TO a Mortgage in the original principal amount of \$8,000.00, the principal balance of which is \$4,495.26, given by Daniel Peppiatt to Charles Richard Batchelor dated 11/28/90, filed 11/28/90, and recorded in Official Records Book 1298, Page 415 and the grantee does hereby assume and agree to pay all the unpaid portion of said mortgage indebtedness, and all sums of money agreed to be paid by the mortgagor in said mortgage, and assumes and agrees to perform all obligations and liabilities of the mortgagor as set forth in said mortgage.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1993 taxes and assessments.

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:

Phyllis N. McLawhorn

PHYLLIS N. MCLAWHORN

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Drina E. Manni

DRINA E. MANNI

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Danny Peppiatt (Seal)
Danny Peppiatt (Seal)

Deed Doc. Tax Pd. \$ 101.50 (Seal)

Mtg. Doc. Tax Pd. \$ 15.75 (Seal)

Intangible Tax Pd. \$ — (Seal)

Harold Bazzel, Clerk, Bay County

By: *[Signature]* DC

STATE OF Florida
COUNTY OF Bay

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

Danny Peppiatt, a single person

to me known 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 21st day of May 1993

Driver's license shown as identification: *Phyllis N. McLawhorn* Notary Public
My Commission Expires: April 1, 1997
Notary Public State of Florida