

This Instrument prepared by:
Gulf Coast Title & Abstract
of Panama City, Inc.
1430 Harrison Avenue
Panama City, Florida 32401
Case Number: 94-0057-2-BLG

** OFFICIAL RECORDS **
BK 1479 PG 1198

Deed Doc. Tax Pd. \$ 234.50
Mtg. Doc. Tax Pd. \$ -
Intangible Tax Pd. \$ -
****Clerk's Office Use Only****
~~Harold Bessel, Clerk, Bay County~~
By: [Signature] DG

WARRANTY DEED - INDIVID. TO INDIVID.

This Warranty Deed Made on January 27, 1994

by and between:

Joseph M. Rudloff and wife, Heidi R. Rudloff
4455 West 19th Street
Panama City, Florida 32405

hereinafter called the grantor, to

Tim M. Smith, II
3333 West 14th Street
Panama City, Florida 32401

(SS# [REDACTED])

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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida to viz:

Bay County Property Appraiser's RE# 28248-010-023

Commence at the Northeast corner of Block 8-A of J. Leonard Johnson's Resubdivision of the West Half of Block 8 of Bayview Addition to Panama City as per plat recorded in Plat Book 7, Page 23 of the Public Records of Bay County, Florida, and run S01°47'00"W, 309.87 feet along West right of way line of Lombardy Avenue to the Point of Beginning; thence continue S01°47'00"W, 15.0 feet; thence N88°07'18"W along and through a common wall extended, 51.12 feet; thence N01°53'36"E, 15.0 feet; thence S88°07'18"E along and through a common wall extended 51.09 feet to said West right of way line and the Point of Beginning. Said parcel being a portion of Lot 16 and 17, Block 8-A of J. Leonard Johnson's Resubdivision of the West Half of Block 8 of Bayview Addition to Panama City, being located in Section 35, Township 3 South, Range 15 West, Bay County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 1992; restrictions, reservations, and easements of record.

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:

WITNESSES:

Betty L. Garner
(PRINT OR TYPE NAME) Betty L. Garner

Joseph M. Rudloff [L.S.]
(PRINT OR TYPE NAME) Joseph M. Rudloff

Kathy E. Barron
(PRINT OR TYPE NAME) Kathy E. Barron

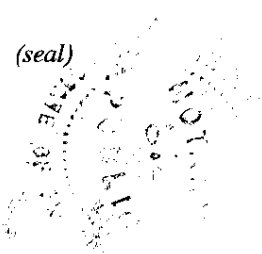
Heidi R. Rudloff [L.S.]
(PRINT OR TYPE NAME) Heidi R. Rudloff

STATE OF: FLORIDA
COUNTY OF: BAY

The foregoing instrument was acknowledged before me this 27th day of January, 1994, by

Joseph M. Rudloff and wife, Heidi R. Rudloff

who is personally known to me or who has produced photo identification and who did not take an oath.



Betty L. Garner
Betty L. Garner CC149142
(PRINT OR TYPE NAME)
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: Oct. 2, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

RCD: JAN 28 1994 @ 1:18 PM
HAROLD BAZZEL, CLERK