

This Instrument Prepared by: Pat Diamond
An Officer of Bay County Land & Abstract Co., Inc.,
8128 Front Beach Road, Suite A, Panama City Beach, Florida 32407,
For Purposes of Title Ins.
File# 804-125404
Parcel ID# 30166-527-000

FILE# 94-09767
BAY COUNTY, FLORIDA

Warranty Deed

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

** OFFICIAL RECORDS **
BK 1485 PG 942

JE Made this 28th day of February 1994 BETWEEN
James H. Long

whose post office address is:

of the County of _____, State of _____, grantor, and
Theodore C. Cox, Jr. (SS#: _____)

whose post office address is:

7813 N. Lagoon Drive, Unit 6-C
Panama City Beach, Florida 32408

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:

Condominium Unit 6-C of Greenwood Estates III, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 956, Page 1853, of the Public Records of Bay County, Florida.

THIS CONVEYANCE IS MADE SUBJECT TO a Mortgage in the original principal amount of \$54,600.00, the principal balance of which is \$45,000.00, given by James H. Long to Freedom Mortgage Company dated 03/21/85, file 03/22/85, and recorded in Official Records Book 1018, Page 1468 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 1994 taxes and assessments.

Subject property is not the homestead of the Grantor.

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:

Pat Diamond

PAT DIAMOND

James H. Long

James H. Long

PLEASE PRINT OR TYPE NAME AS IT APPEARS
Janice M. Dooss

JANICE M. DOSS

Deed Doc. Tax Pd. \$ 346.50

Mtg. Doc. Tax Pd. \$ 157.50

Intangible Tax Pd. \$ ---

Harold Bazzel, Clerk, Bay County

By: *[Signature]* D.C.

STATE OF Florida COUNTY OF Bay

I HEREBY CERTIFY that on the day of February 28, 1994 before me personally appeared

James H. Long who is personally known to me who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned and an oath was/was not (mark one out) taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

My Commission Expires _____
To me personally known

Identified by Driver's License
Pat Diamond

PAT DIAMOND
Notary Public

Commission No.: _____

PLEASE PRINT OR TYPE NAME AS IT APPEARS

RCD: MAR 2 1994 @ 11:14 AM
HAROLD BAZZEL, CLERK