

*This Instrument prepared by:*

Marcia L. Avery  
5260 Stewart Drive  
Panama City, FL 32404

\*\* OFFICIAL RECORDS \*\*  
BOOK: 2054 PAGE: 2197

DEED DOC STAMPS 0.70  
08/01/01 DW Deputy Clk

WARRANTY DEED - INDIVID. TO INDIVID.

\*\*\*\*Clerk's Office Use Only\*\*\*\*

***This Warranty Deed*** Made on 30TH day of September, 2000 by and between:

R.C. Vickers and wife, Joyce Lee Vickers

*hereinafter called the grantor, to*

Bruce W. Avery  
5260 Stewart Drive  
Panama City, FL 32404

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:

**County Property Appraiser's RE# 12959-005-000**

Beginning at a point which is 30 feet South and 70 feet East of the Northwest Corner of Lot 110, St. Andrews Bay Development Company's Plat of Section 28, Township 3 South, Range 14 West, as per plat thereof recorded in Plat Book 6, Page 18 of the Public Records of Bay County, Florida; thence East 51.95 feet; thence South 120.7 feet; thence West 54.05 feet; thence North 121.08 feet to the Point of Beginning.

*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, 1999; 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:

(PRINT OR TYPE NAME)

Hilison Fowhand

(PRINT OR TYPE NAME)

Dorothy M Avery

R.C. Vickers L.S.  
R.C. Vickers

Joyce Lee Vickers L.S.  
Joyce Lee Vickers

STATE OF Florida  
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September, 2000, by R.C. Vickers and Joyce Lee Vickers who is ( ) personally known to me or who has ( ) produced photo identification and who did not take an oath.

(seal)

Marcia Avery  
Notary Public

Notary Public Printed Name

My Commission Expires:

MARCIA AVERY

Notary Public - State of Florida

My Commission Expires Oct 6, 2001

Commission # CC680757

RCD 08M 01 2001 02:22pm  
HAROLD BAZZEL, CLERK