

Prepared by and Return to:
Darlene Beasley
LandAmerica Lawyers Title
2424 Jenks Avenue
Panama City, FL 32405

Folio/Parcel ID#: 21748-000-000

File/Case No: 01080015269

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WARRANTY DEED

THIS Warranty Deed made this 29th day of May, 2008,

BETWEEN Charles T. McPhail and Tabatha McPhail f/k/a Tabatha L. Sullivan, husband and wife

whose address is 2613 Laurel Drive, Panama City, FL 32404,

hereinafter called the Grantor, and

Alisa J Kinsaul

whose address is 1502 Cherry Street, Panama City, FL 3201, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Bay, State of Florida to wit:

LOT 11, BLOCK 95A, COVE TERRACE BUNKERS COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 34, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2008 and subsequent years, which are not yet due and payable.

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And the said Grantor hereby covenants with the 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 and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Brenda M. Nolte

Witness #1
Print Name: Brenda M. Nolte

Charles T McPhail

Charles T McPhail

Tabatha McPhail

Tabatha McPhail

Darlene F. Beasley

Witness #2
Print Name: Darlene F. Beasley

State of Florida

County of Bay

The foregoing instrument was acknowledged before me this May 29, 2008 by Charles T McPhail and Tabatha McPhail, who is/are personally known to me or who has/have produced Driver's License(s) as identification.

Darlene F. Beasley
Notary Public

My commission expires:

(Notary Seal)

