

Prepared by and Return to:

Warren Schott
American Land Title, Inc.
42 Business Centre Drive, The Summit, Suite 311
Miramar Beach, Florida 32550

File Number: 2111

General Warranty Deed

Made this June 13, 2008 A.D. By **Raymond J. Chaplin and Susan W. Chaplin, husband and wife**, whose address is: P.O. Box 10574, Panama City, Florida 32404, hereinafter called the grantor, to **James G. Hipkins, an unmarried man**, whose post office address is: 7228 Massachusetts St., Callaway, Florida 32404, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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, viz:

Lot 6, Block 2 of NORTH CALLAWAY ESTATES, according to the Plat thereof as recorded in Plat Book 9, Page(s) 83, of the Public Records of Bay County, Florida.

Parcel ID Number: **06580-000-000**

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, 2007.

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:

Charles F. Marlow
Witness Printed Name Charles F. Marlow

Raymond J. Chaplin (Seal)
Raymond J. Chaplin
Address: P.O. Box 10574, Panama City,
Florida 32404

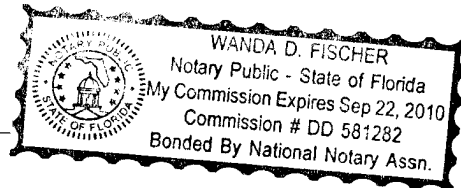
Wanda D. Fischer
Witness Printed Name Wanda D Fischer

Susan W. Chaplin (Seal)
Susan W. Chaplin
Address: P.O. Box 10574, Panama City,
Florida 32404

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 13th day of June, 2008, by Raymond J. Chaplin and Susan W. Chaplin, husband and wife, who ~~is/are personally known to me~~ or who has produced *Driver's License* as identification.

Wanda D. Fischer
Notary Public
Print Name: _____
My Commission Expires: _____



P.C.