

PREPARED BY:
PRICE, PYLES, DANGLE, PARMER & ROOKS, P.C.
Attorneys at Law
120 Dixie Street
Carrollton, Georgia 30117
(770)830-9000
NTO

RETURN TO:
Peggy A. Collins
3487 Carrollton Villa Rica Highway
Carrollton, GA 30116

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CARROLL

THIS INDENTURE, Made this 18th day of **March** in the year **Two Thousand Nine (2009)**, by and between, **HUGH LEE COLLINS**, a married man, whose address is 3487 Carrollton Villa Rica Highway, Carrollton, GA 30116, party of the first part and **PEGGY A. COLLINS**, a married woman, whose address is Carrollton Villa Rica Highway, Carrollton, GA 30116, party of the second part,

THAT, FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars (\$10.00) to the party of the first part, in hand paid by the party of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained and sold, and do these presents grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns in fee simple forever, the following described real estate to-wit:

Lot 10, in Block 35, according to the amended plat of Seventh Addition to Laguna Beach Estates, as recorded in Plat Book 8, Page 36-A, in the Office of the Clerk of Circuit Court of Bay County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. This conveyance is subject to ad valorem taxes for the current year.

Physical Address: 474 Hibiscus Drive, Panama City Beach, FL 32413

Property Appraiser's Parcel I.D. No.: 36964-000-000

TO HAVE AND TO HOLD unto the said party of the second part and unto her heirs

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Warranty Deed from HUGH LEE COLLINS to PEGGY A. COLLINS

and assigned in fee simple forever. And the party of the first part covenants with the party of the second part that he is lawfully seized of an indefeasible estate in fee simple in and to the real estate herein conveyed, and that he has a good right to sell and convey the same, that said real estate is free from encumbrance and that he warrants and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year herein first written.

Signed, sealed and delivered
in the presence of:


Witness Signature

Printed Name: Peggy S. Copeland

 (seal)
Hugh Lee Collins


Witness Signature

Printed Name: T. Christopher Pyles

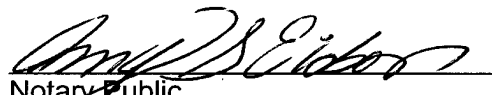
STATE OF GEORGIA
COUNTY OF CARROLL

I HEREBY CERTIFY, that on March 18, 2009, before me personally appeared Hugh Lee Collins, who is () personally known to me or (X) has produced a Driver's License, 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 free act and deed for the uses and purposes herein mentioned.

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

My Commission Expires: September 29, 2009




Notary Public
Printed Name: Amy S. Eidson