

THIS DOCUMENT PREPARED BY:

Albert J. Stopka, III
ALBERT J. STOPKA, III, P.A.
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(This document was prepared based upon information provided by client, including the legal description. An independent review of the public records was not conducted for status of lien holder position nor is title insured. No opinion has been rendered as to the quality or quantity of title or property described in this deed.)

PARCEL ID# 07707-000-000

WARRANTY DEED

THIS WARRANTY DEED is made this 21st day of April, 2009, between EDWARD HUGGARD, whose address is 1106 E. 3rd Street, Panama City, FL 32410 (the "Grantor"), and PAUL W. COOLEY and wife, ALICE V. COOLEY, whose address is 2300 Canal Street, Lynn Haven, FL 32444 (collectively the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, sell and convey to the Grantee, and Grantee's successors and assigns forever, the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 14 WEST, THENCE EAST 250 FEET TO THE POINT OF BEGINNING; THENCE NORTH 100 FEET; THENCE EAST 100 FEET; THENCE SOUTH 100 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

SUBJECT TO easements, restrictions, and reservations of record not coupled with a right of reverter, if any, and taxes for the current year.

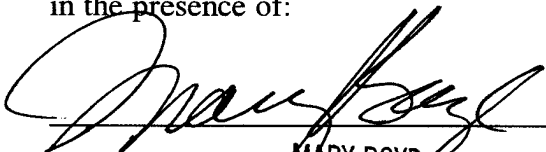
THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S), AND NEITHER THE GRANTOR(S) NOR THE GRANTOR(S) SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR(S) IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And 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.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

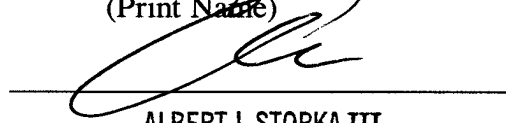
Signed, Sealed and Delivered
in the presence of:



MARY BOYD
(Print Name)



Edward Huggard, Grantor



ALBERT J. STOPKA III
(Print Name)

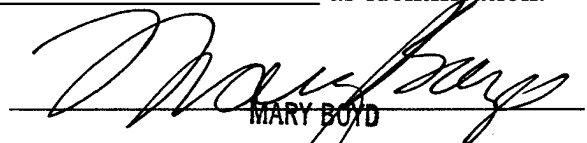
STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 21 day of April, 2009, by EDWARD HUGGARD, who: (notary **must** check applicable box)

☒ produced a current Florida driver's license as identification.
☐ produced _____ as identification.

(SEAL)





MARY BOYD
(Print Name)

Notary Public
Serial # _____
My Commission Expires: _____