

Prepared by and return to:

Suzanne LaBarbera  
Cornerstone Title Agency, Inc.  
2424B Jenks Ave.  
Panama City, FL 32405

File Number: 1100464

---

(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this **28th day of June, 2011**, between **Sterling Construction of Bay County LLC, a Florida limited liability company and Joseph Modzel and Laura Modzel, husband and wife**, whose post office address is **P.O. Box 18682, Panama City Beach, FL 32417**, grantor, and **Michael Alexander Sims and Brittney Nicole Bear** whose post office address is 7511 Walker Drive, Panama City, FL 32404 , grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Bay County, Florida**, to-wit:

**Lot 16, Block 2, Davis Addition to Callaway (a replat of Lilliam Carlisle Lots), a subdivision according to the plat thereof recorded at Plat Book 9, Page 64, in the Public Records of Bay County, Florida.**

**This conveyance is made subject to that certain mortgage dated June 24, 2005 given by Sterling Construction of Bay County, LLC to Bay Bank & Trust Company recorded in Bay County Official Records Book 2625, Page 1506, which mortgage and the indebtedness secured thereby the grantors shall pay.**

**Parcel Identification Number: 06556-030-000**

**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, 2010.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sterling Construction of Bay County LLC  
a Florida limited liability company

Suzanne M. LaBarbera  
Witness Name: Suzanne M. LaBarbera

By John T. Wray, Manager/Member

Darlene F. Beasley  
Witness Name: Darlene F. Beasley

Joseph Modzel  
Joseph Modzel

Laura Modzel  
Laura Modzel

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 28th day of June, 2011, by **John T. Wray, Manager/Member, of STERLING CONSTRUCTION OF BAY COUNTY LLC, a Florida Limited Liability Company and Joseph Modzel and wife, Laura J. Modzel**, she ( ) is personally known to me or ( ) has produced DRIVER License as identification.

Suzanne M. LaBarbera  
Notary Public  
Printed Name: Suzanne M. LaBarbera

My Commission Expires: \_\_\_\_\_

