

Return **Maureen Richardson**
to:
Name: **SETCO Services, LLC - Panama City**
Address: **7714 Front Beach Rd. Unit C**
Panama City Beach, FL 32407
This Instrument Prepared:
Maureen Richardson
SETCO Services, LLC - Panama City
7714 Front Beach Rd. Unit C
Panama City Beach, FL 32407

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| Documentary Stamp Taxes were collected in the amount of (\$1165.50) based on the purchase price amount of (\$166,500.00). |
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as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **34881-575-005**
File No: **B01067**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made **September 30, 2011**, by **Camden Heights, LLC, a Louisiana Limited Liability Company**, hereinafter referred to as the Grantor, whose post office address is: 855 Baronne Street, New Orleans, LA 70113, to

Joel Roger Durden and Barbara Sullivan Durden, husband and wife hereinafter referred to as the Grantee, whose post office address is: 502 Fairway Drive, Dothan, AL 36301.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the 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:

Majestic Beach Tower I, a Condominium, Unit 206 all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2592, page 2265, of the Public Records of Bay County, Florida and as may be amended from time to time, together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 January 1, 2011 reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness No. 1 Signature: Tommie Dahlgreen Witness No. 2 Signature: [Signature]
Printed Name: Tommie Dahlgreen Printed Name: [Signature]

Camden Heights, LLC, A Louisiana Limited Liability Company

[Signature]
By: Stephen P. Bruno
Its: Sole Member

STATE OF Louisiana
COUNTY OF Orleans

The foregoing instrument was acknowledged before me this the 30th day of September, 2011, by Stephen P. Bruno as Sole Member of Camden Heights, LLC, A Louisiana Limited Liability Company, who is known to me or who has produced LA Driver's license as photo identification.

(AFFIX NOTARY SEAL HERE)



Jeri R. Simmons
Notary Public
Printed Name: _____
My Commission Expires: _____

Jeri R. Simmons
Notary Public #62156
Lifetime Commission