

Prepared by
Phyllis McLawhorn, an employee of
First American Title Insurance Company d/b/a Bay County Land & Abstract Company
11-A West 23rd Street
Panama City, Florida 32405
(850)763-8426

Return to: Grantee

File No.: 1006-2643939

WARRANTY DEED

This indenture made on **December 02, 2011** A.D., by

Terry Ullmann

whose address is: **104 Via Flavia, Panama City Beach, FL 32407**
hereinafter called the "grantor", to

Artur Garbiec and Malgorzata Garbiec, husband and wife

whose address is: **3730 Bay Tree Ct., Lynn Haven, FL 32444**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 7 of FINISTERRE, according to the Plat thereof as recorded in Plat Book 17, Page(s) 41, of the Public Records of Bay County, Florida.

Parcel Identification Number: **31424-507-000**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

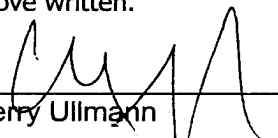
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

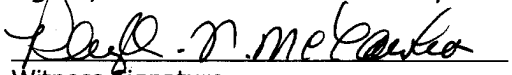
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2011.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



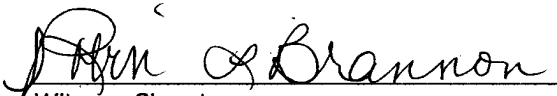
Terry Ullmann

Signed, sealed and delivered in our presence:



Witness Signature
Phyllis N. McLawhorn

Print Name: _____



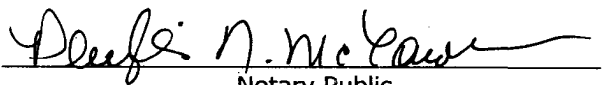
Witness Signature.

Print Name: Robin L. Brannon

State of **FL**

County of **Bay**

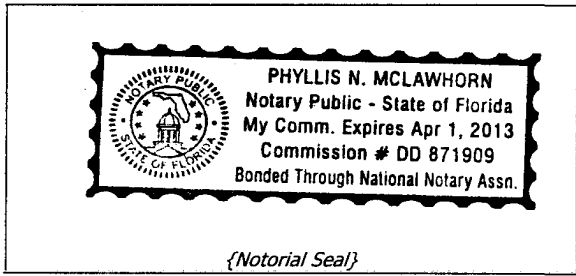
The Foregoing Instrument Was Acknowledged before me on **December 02, 2011**, by **Terry Ullmann** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public

Phyllis N. McLawhorn

(Printed Name)



{Notarial Seal}

My Commission expires: _____