

Prepared By and Return To:
Kimberlee Petitjean (sp\$108,000.00)
Bonney & Smallwood, P.A.
7911 Thomas Drive
Panama City Beach, FL 32408

File No. 2012.841B

Property Appraiser's Parcel I.D. (folio) Number(s)
34994-553-000

WARRANTY DEED

THIS WARRANTY DEED dated February 15, 2012, by Pendley Real Estate, LLC, a Georgia limited liability company, Larry F. Pendley, Sr. a/k/a Larry Franklin Pendley and Pearl A. Pendley a/k/a Pearl Annette Pendley, husband and wife, whose post office address is 203 Greenbriar Avenue, Sylvester, GA 31791, hereinafter called the grantor, to Martin Enterprises, LLC, a Alabama limited liability company, whose post office address is 1902 Courtney Drive, Unit A, Homewood, AL 35209, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, to wit:

Condominium Unit No. W-109 of SUNBIRD, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 994, at Page 1053 and amended in Official Records Book 1544, Page 1200; Official Records Book 1743, Page 949; Official Records Book 1746, Page 1636 and Official Records Book 1952, Page 1966, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the Condominium Unit above described, including the undivided interest in the common elements of said Condominium.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2012

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

M. Smy
(Witness Signature)

Mara Posey

Lucille F. Mock
(Witness Signature)

Lucille F. Mock

Pendley Real Estate, LLC, a Georgia limited liability co

BY: Larry Pendley
Larry Pendley,
Its: Managing Member

Larry F. Pendley, Sr. aka Larry Franklin Pendley

Pearl A. Pendley aka Pearl Annette Pendley

203 Greenbriar Avenue
(Address)

Sylvester, GA 31791
(Address)

STATE OF Georgia

COUNTY OF Worth

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Larry Pendley, Managing Member of Pendley Real Estate, LLC, a Georgia limited liability company and Larry F. Pendley, Sr. aka Larry Franklin Pendley and Pearl A. Pendley aka Pearl Annette Pendley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of February, 2012.

[Signature]
Notary Public

My Commission Expires: 1/29/13

(SEAL)

Warranty Deed (Individual to Individual)

