

**Prepared By and Return To:**  
Trucks & Associates, PLLC  
2211 Thomas Drive, Ste. 201  
Panama City, FL 32408

**File No.** 1200128

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
11033-005-020

**WARRANTY DEED**

THIS WARRANTY DEED dated June 26, 2012, by Elizabeth Campbell Hilburn f/k/a/ Elizabeth Campbell and husband, Palmar Ray Hilburn, whose post office address is 235 E. 1st Extension, Luverne, AL 36049, hereinafter called the grantor, to Ronald Doyle Kelsay and Chelsie Christina Braden, together with full rights of survivorship and not as tenants in common, whose post office address is 1208 Connecticut Avenue, Lynn Haven, FL 32444, 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:

Lot 5 & 6, Block A-80, all according to the plat of Lynn Haven (North Harbor Landing), on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

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, 2011

**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:

✓✓ Jackie Powell  
(Witness Signature)

Jackie J. Powell

✓ Elizabeth Campbell Hilburn  
Elizabeth Campbell Hilburn f/k/a/ Elizabeth Campbell

✓✓ Kimberly Gastlock  
(Witness Signature)

Kimberly Gastlock

235 E. 1st Extension  
(Address)

Luverne, AL 36049  
(Address)

STATE OF Alabama

COUNTY OF Crenshaw

I, Margie W. Gomillion a Notary Public of the County and State first above written, do hereby certify that Elizabeth Campbell Hilburn f/k/a/ Elizabeth Campbell, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21 day of June, 2012.

Margie W. Gomillion  
Notary Public

My Commission Expires: 10-31-2012



**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:

✓ Charlotte W. Flynn  
(Witness Signature)

Charlotte W. Flynn

✓ Clarence Searight  
(Witness Signature)

Clarence Searight

✓ Palmar Ray Hilburn  
Palmar Ray Hilburn

235 E. 1<sup>st</sup> Extension  
(Address)

Luverne AL 36049  
(Address)

STATE OF ✓ Alabama

COUNTY OF ✓ Crenshaw

I, ✓ Marie W. Bonillion a Notary Public of the County and State first above written, do hereby certify that Palmar Ray Hilburn personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ✓ 16 day of May, 2012.

✓ Marie W. Bonillion  
Notary Public

My Commission Expires: ✓ 10-31-2012

