

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

Documentary Stamp Taxes were collected in the amount of (\$1,232.00) based on the purchase price amount of (\$176,000.00).

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): **34881-577-161**
File No: **B01384**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made **July 3, 2012**, by **T.L. Harmon, III and Christie Harmon, husband and wife**, hereinafter referred to as the Grantor, whose post office address is: 5612 Smith Rd, Pell City, AL 35128, to

Derek Anderson and Sylvia Shiverdecker, husband and wife hereinafter referred to as the Grantee, whose post office address is: 7098 East Isleway Court, Villa Rica, GA 30180.

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:

Unit 2003 of Majestic Beach Tower II, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2743, Page(s) 949, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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, 2012, 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: Wayne Smith
Printed Name: Wayne Smith

Witness No. 2 Signature: Jennifer Kerr
Printed Name: Jennifer Kerr

T.L. Harmon III
T.L. Harmon III

Christie Harmon
Christie Harmon

STATE OF Alabama
COUNTY OF St. Clair

The foregoing instrument was acknowledged before me this the 29th day of July, 2012, by T.L. Harmon III and Christie Harmon, husband and wife, who is known to me or who has produced drivers license as photo identification.

(AFFIX NOTARY SEAL HERE)

Jennifer Darlene Kerr

Notary Public
Printed Name: Jennifer Darlene Kerr
My Commission Expires: November 28 2015

