

Prepared by:
Blue Title, LLC,
10952 East County Highway 30A, Suite B
Inlet Beach, Florida 32413
File Number: 12-013

Warranty Deed

Made this October 12, 2012 A.D. By **CJJM Investments, LLC, a Georgia limited liability company**, 2011 Gees Mill Road, Conyers, GA 30013, hereinafter called the grantor, to **Francis H. Lanford and Lynn P. Lanford**, husband and wife, whose post office address is: 117 Pepridge Road, Walhalla, SC 29691, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Commence at the Southeast Corner of Lot 1, Block C, Southfields Section One, as per Plat recorded in Plat Book 13, Page 61, of the Public Records of Bay County, Florida and run N 88 deg. 38'20" W for 35.09 feet along the South line of said Lot 1; thence N 88 deg. 11'36" W along said South line for 175.50 feet; thence departing said South line run S 01 deg 55'04" W for 9.63 feet to the Point of Beginning; thence continue S 01 deg. 55'04" W for 56.34 feet; thence S 88 deg. 06'26" E for 22.20 feet; thence N 01 deg. 41'58" E for 20.69 feet; thence N 88 deg. 07'35" W for 1.95 feet; thence N 01 deg. 52'25" E for 35.72 feet; thence N 88 deg. 19'05" W for 20.15 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **36071-020-009**

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 December 31, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lynda E Byrd
 Witness Printed Name **LYNDA E. BYRD**

CJJM Investments, LLC, a Georgia limited liability company

By: *Clark K. Hinkle* (Seal)
 Clark K. Hinkle, Manager

Lisa Shaffer
 Witness Printed Name **LISA SHAFFER**

State of Florida
 County of Walton

The foregoing instrument was acknowledged before me this 3 day of October, 2012, by Clark K. Hinkle, Manager of CJJM Investments, LLC, a Georgia limited liability company, who is/are personally known to me or who has produced _____ as identification.

Lynda E Byrd
 Notary Public
 Print Name: _____

NOTARY SEAL

My Commission Expires: _____

