

Prepared by and Return to:
Lynn Smith
MTI Title Insurance Agency, Inc.
8317 Front Beach Road, Suite 17-A
Panama City Beach, FL 32407

Consideration Amount \$299,000.00
Property Appraiser's Parcel ID #: 31259-564-000
File- MFL-107499
(incidental to the issuance of a title insurance policy)

File # 2012052812
OR BK 3445 Pages 212 - 214
RECORDED 09/26/12 10:45:33
Bill Kinsaul, Clerk
Bay County, Florida
DOC STMP-D: \$2093.00
DEPUTY CLERK GB
#1
Trans # 1111730

WARRANTY DEED

This Indenture, Made this **August 28, 2012**, between Leonard O. Carroll and Mary S. Carroll, husband and wife, whose post office address is: 116 Gable Court-Spartanburg, SC 29307 hereinafter called the "Grantor"*, and, Bobby ~~Crumpier~~ and Betty ~~Crumpier~~* whose post office address is: 2312 Pelican Bay Court-Panama City, FL 32408, hereinafter called the "Grantee":
*Crumpler (not Crumpier)

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 2312 Pelican Bay Court, Panama City, FL 32408

Property is the homestead of the grantor(s)

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Leonard O. Carroll
Leonard O. Carroll
Mary S. Carroll
Mary S. Carroll

Lynn Smith
Lynn Smith

Marco Cooper
Marco Cooper

State of Florida; County of Bay

The foregoing instrument was acknowledged by me this August 28, 2012 by: Leonard O. Carroll and Mary S. Carroll, husband and wife who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

[Signature]
Notary Public

My Commission Expires: _____



*THIS DEED IS BEING RE-RECORDED TO CORRECT THE ~~KASXX~~ SPELLING OF GRANTEE'S LAST NAME.

File Number: **MFL-107499**

Borrower Last Name: **Crumpier**

Appendix A

Unit 6B, Pelican Bay Townhomes:

A parcel of land lying and being in a portion of Section 10, Township 4 South, Range 15 West, Bay County, Florida, being more particularly described as follows: Commence at the Northwest corner of Lot 17, Pelican Bay Subdivision, as recorded in Plat Book 17, Pages 18 and 19, of the Public Records of Bay County, Florida; thence North 01 degree 00 minutes 46 seconds West, along the West line of said Pelican Bay Subdivision, 616.51 feet; thence South 67 degrees 05 minutes 25 seconds East, 47.35 feet; thence South 62 degrees 34 minutes 24 seconds East, 24.41 feet; thence South 63 degrees 09 minutes 27 seconds East, 24.32 feet; thence South 70 degrees 40 minutes 05 seconds East, 46.93 feet; thence South 73 degrees 10 minutes 02 seconds East, 23.28 feet; thence South 77 degrees 53 minutes 38 seconds East, 94.56 feet; thence South 88 degrees 30 minutes 43 seconds, East, 112.72 feet to the Point of Beginning; thence South 69 degrees 22 minutes 09 seconds East, 19.11 feet; thence South 13 degrees 22 minutes 45 seconds West, 27.30 feet; thence South 44 degrees 58 minutes 09 seconds East, 12.34 feet; thence South 15 degrees 52 minutes 07 seconds West, 128.05 feet; thence North 64 degrees 01 minutes 56 seconds West, 31.49 feet; thence North 15 degrees 52 minutes 07 seconds East, along and through a common wall extended, 157.40 feet to the Point of Beginning.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS & UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northwest Corner of Lot 17, Pelican Bay Subdivision, as recorded in Plat Book 17, pages 18 and 19 in the Public Records of Bay County, Florida; thence North 01 degree 00 minutes 46 seconds West, along the West line of said Pelican Bay Subdivision, 440.93 feet to the Point of Beginning; thence continue North 01 degree 00 minutes 46 seconds West, along said West line, 40.13 feet; thence South 72 degrees 15 minutes 08 seconds East 109.44 feet, to a point of curve; thence Southeasterly on the arc of a curve 16.01 feet, to a point of tangency, said curve being concave Northeasterly, having a radius of 93.00 feet, a central angle of 09 degrees 51 minutes 57 seconds, and a chord bearing and distance of South 77 degrees 11 minutes 07 seconds East, 15.99 feet; thence South 82 degrees 07 minutes 05 seconds East 60.77 feet, to a point of curve; thence Southeasterly on the arc of a curve, 40.62 feet to a point of tangency, said curve being concave Southwesterly, having a radius of 131.00 feet, a central angle of 17 degrees 46 minutes 03 seconds, and a chord bearing and distance of South 73 degrees 14 minutes 04 seconds East, 40.46 feet; thence South 67 degrees 24 minutes 26 seconds East, 114.40 feet; thence South 74 degrees 59 minutes 02 seconds East 159.43 feet; thence Northeasterly on the arc of a curve, 42.26 feet to a point of tangency, said curve being concave southeasterly, having a radius of 61.00 feet, a central angle of 39 degrees 41 minutes 51 seconds, and a chord bearing and distance of North 35 degrees 14 minutes 56 seconds East 41.42 feet; thence North 60 degrees 38 minutes 24 seconds East 53.81 feet; thence South 71 degrees 01 minutes 49 seconds East, 12.30 feet; thence South 18 degrees 58 minutes 11 seconds West, 11.65 feet; thence South 76 degrees

10 minutes 57 seconds East 24.59 feet; thence South 13 degrees 49 minutes 03 seconds West 44.72 feet; thence North 76 degrees 10 minutes 57 seconds West, 29.19 feet to a point of curve; thence Southwesterly on the arc of a curve, 32.34 feet to a point of reverse curve, said curve being concave Southeasterly, having a radius of 19.64 feet, a central angle of 94 degrees 20 minutes 41 seconds and a chord bearing and distance of South 56 degrees 38 minutes 42 seconds West, 28.81 feet; thence Southwesterly on the arc of a curve 82.55 feet to a point of tangency, said curve being concave Northwesterly, having a radius of 49.36 feet, a central angle of 95 degrees 49 minutes 07 seconds, and a chord bearing and distance of South 57 degrees 22 minutes 55 seconds West, 73.26 feet; thence North 72 degrees 53 minutes 54 seconds, West 100.75 feet to a point of curve; thence Northwesterly on the arc of a curve, 39.22 feet, to a point of reverse curve, said curve being concave Northeasterly, having a radius of 134.36 feet, a central angle of 16 degrees 43 minutes 25 seconds, and chord bearing and distance of North 63 degrees 57 minutes 48 seconds West, 39.08 feet; thence Northwesterly on the arc of a curve, 18.47 feet to a point of tangency, said curve being concave Southwesterly, having a radius of 89.64 feet, a central angle of 11 degrees 48 minutes 20 seconds, and a chord bearing and distance of North 61 degrees 30 minutes 16 seconds West, 18.44 feet, thence North 67 degrees 24 minutes 26 seconds West, 122.09 feet to a point of curve; thence Northwesterly on the arc of a curve, 23.02 feet to a point of tangency, said curve being concave southwesterly, having a radius of 89.64 feet, a central angle of 14 degrees 42 minutes 39 seconds; and a chord bearing and distance of North 74 degrees 45 minutes 45 seconds West, 22.95 feet; thence North 82 degrees 07 minutes 05 seconds West, 46.48 feet; thence South 81 degrees 11 minutes 25 seconds West, 12.26 feet, thence South 49 degrees 31 minutes 56 seconds, West, 13.44 feet to point on the curving Northerly right-of-way line of Pelican Bay Court; thence Northwesterly and Southwesterly on the arc of a curve, 124.57 feet, said curve being concave southwesterly, having a radius of 50.00 feet, a central angle of 142 degrees 44 minutes 50 seconds and a chord bearing and distance of North 62 degrees 33 minutes 38 seconds West, 94.76 feet; thence North 72 degrees 15 minutes 08 seconds West 21.46 feet to the Point of Beginning.

Commonly known as: 2312 Pelican Bay Court, Panama City, FL 32408

Parcel Number: 31259-564-000