

-----Space Above This Line For Recording Data-----

WARRANTY DEED

THIS WARRANTY DEED made the 13th day of November, 20 12, by **Steven T. Davis and Paula D. Davis**, hereinafter called grantors, whose post office address is: **305 – 88th Street South, Birmingham, AL 35206**

to **Charles McArthur and wife, Priscilla McArthur**, whose post office address is: **3402 Brookside Drive, Dothan, Alabama 36303-1446**, hereinafter called the grantees,

WITNESSETH: That said grantors, for and in consideration of \$10.00 and the satisfaction of that *Mortgage and Security Agreement* recorded in the Public Records in Bay County, Florida in Official Record Book 3123, pages 129-138, dated November 19, 2008 from BHC Enterprises, Inc., an Alabama Corporation, to the grantees herein, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Bay County, Florida, viz.:

Unit # 30, Sunnyside Beach and Tennis Condominium, according to the Declaration of Condominium recorded in Official Record Book 633, page 535 and as amended, of the Public Records of Bay County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements and the limited common elements as set forth in said Declaration.

The above-described property was conveyed by Charles McArthur and wife, Priscilla McArthur, the grantees herein, to BHC Enterprises, Inc., an Alabama Corporation, by warranty deed dated November 19 2008, a copy of which warranty deed is recorded in Official Record Book 3123, page 128 in the Public Records of Bay County, Florida.

The above-described property was conveyed by BHC Enterprises, Inc., an Alabama Corporation, to Steven T. Davis and Paula D. Davis, grantors herein, by deed dated December 2, 2010, a copy of which deed is recorded in Official Record Book 3319, page 60 in the Public Records of Bay County, Florida.

SUBJECT TO: Terms, conditions, declarations, uses, options, leases, agreements, easements, covenants, restrictions and assessments as shown in Declaration of Condominium for Sunnyside Beach and Tennis Condominium, recorded in Official Records Book 633, page 535, together with all amendments thereto of the Public Records of Bay County, Florida.

SUBJECT TO: Grant of easement to Comcast Cablevision of Panama City, Inc. recorded in Official Record Book 2272, page 2201 of the Public Records of Bay County, Florida.

SUBJECT TO: Easements or claims of easements not shown by the public records, and encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the premises.

The property is not the homestead of the grantors.


TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

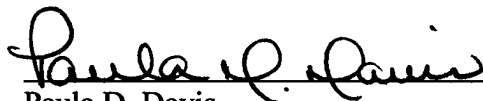
TO HAVE AND TO HOLD the same in fee simple forever.

And the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the above-described property is free of all encumbrances, except taxes accruing subsequent to, reservations, restrictions and easements of record, if any.


(The terms "grantor(s)" and "grantee(s)" herein shall be construed to include all genders and singular or plural as the context indicates.)


IN WITNESS WHEREOF, the grantors have hereunto set grantors' hands and seals the day and year first above written.

 (SEAL)
Steven T. Davis

 (SEAL)
Paula D. Davis

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

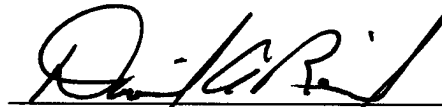

Witness Signature
Printed Name: Kathy Sue Reid


Witness Signature
Printed Name: David A. Reid

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Steven T. Davis and Paula D. Davis, who are known to me or who have produced driver licenses as identification and whose names are signed to the conveyance, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 13th day of November, 20 12.



Printed Name: David A. Reid, Notary Public

My Commission Expires: 03/30/2013



Prepared by:
David A. Reid
Attorney at Law
270 Doug Baker Boulevard
Suite 700-212
Birmingham, AL 35242-2693
Telephone: (205) 833-7807
davidreidlaw@mac.com