

Prepared by
Phyllis McLawhorn, an employee of
First American Title Insurance Company d/b/a Bay County Land & Abstract Company
11-A West 23rd Street
Panama City, Florida 32405
(850)763-8426

Return to: Grantee

File No.: 1006-2885944

WARRANTY DEED

This indenture made on **February 10, 2013** A.D., by

Michael Mabire Construction Co., LLC, a Florida limited liability company and TMF Investment Properties, LLC, a Florida limited liability company, each as to an undivided 50% interest

whose address is: **P.O. Box 30664, Pensacola, FL 32503**
hereinafter called the "grantor", to

David L. McSpadden, Trustee of David L. McSpadden Revocable Trust dated July 11, 1997

whose address is: **4600 Misty Lane, Lynn Haven, FL 32444**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 11 and the East Half of Lot 12, Block 2 of BUDDY MCLEMORE'S PLAT OF SPRINGFIELD HEIGHTS, according to the Plat thereof as recorded in Plat Book 9, Page(s) 41, of the Public Records of Bay County, Florida.

TOGETHER WITH 1988 Mobile Home ID#GAFLH34A08417SH/GAFL H34B08417SH:situate thereon.

Parcel Identification Number: **15471-030-000**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Michael Mabire Construction Co., LLC, a
Florida limited liability company



By: Michael Mabire, Managing Member

TMF Investment Properties, LLC



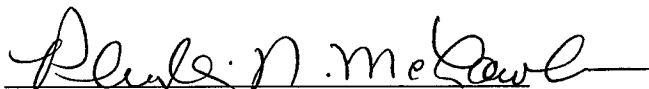
By: Esther M. Sanders,
Manager/Member

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Linda Weeks



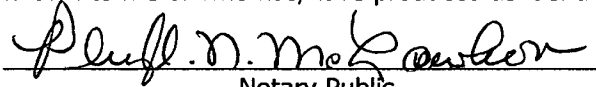
Witness Signature

Print Name: Phyllis N. McLawhorn

State of **FL**

County of **Bay**

The Foregoing Instrument Was Acknowledged before me on **February 10, 2013**, by **Michael Mabire, Managing Member of Michael Mabire Construction Co., LLC, a Florida limited liability company and Esther M. Sanders, Managing Member of TMF Investment Properties, LLC, a Florida limited liability company, each as to an undivided 50% interest** who is/are personally known to me or who has/have produced as identification.



Notary Public

Phyllis N. McLawhorn

(Printed Name)

My Commission expires: _____

