

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish, Gibson & Scholz, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 13-0050
Parcel No. 04719-010-000&04720-010-000

WARRANTY DEED

THIS WARRANTY DEED made February 13, 2013, A.D.,

by **VICKIE M. RILES, unmarried widow of George G. Riles**, whose post office address is 4906 Millsbee Circle Albany, GA 31721, hereinafter called the Grantor,

to **JAMES RANDOLPH OSBORNE and DONNA KAY OSBORNE, husband and wife**, whose post office address is 3412 Lee Road 179 Salem, AL 36874, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, 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:

118/128 Circle Drive, Mexico Beach, Florida Parcel #04719-010-000

The South one-half of Lot 3 plus 25 feet of the adjacent Lot 6, Block 11, Unit No. 7, Mexico Beach Subdivision, according to the official plat thereof on file in the office of the Clerk of the Circuit Court of Bay County, Florida, the 25 feet of the adjacent Lot 6 being more particularly described as follows: Commence at the Sw corner of said Lot 6 for Point of Beginning and run in an Easterly direction along the Southern boundary line of Lot 6 a distance of 25 feet; thence turn 90° left and extend the line to the Northern boundary line of Lot 6; thence turn left along said Northern boundary line of Lot 6 a distance of 25 feet to the NW corner of Lot 6; thence turn left along Western boundary line of Lot 6 to the Point of Beginning.

AND

110 Circle Drive, Mexico Beach, Florida 32410 Parcel #04720-010-000

The Northwesterly 1/2 of Lot 3, Block 11, Unit Number 7 of Mexico Beach Subdivision, Bay County, according to the official plat on file in the Office of Clerk of the Circuit Court of Bay County, Florida. Also known as: Begin at the Northwest Corner of Lot No. 3 of Block No. 11 of Unit No. 7 of Mexico Beach, a plat in the "Public Records" of Bay County, Florida; thence run S 55° 58' E 62.65 feet; thence S 25° 16' W 76.80 feet; thence run N 55° 58' W, 51.04 feet; thence run N 16° 40' E, 78.58 feet along the East side of 10th Avenue to the Point of Beginning.

GRANTOR(S) HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

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 covenant with said grantee that the Grantor are 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

April Bush
Witness Signature
Printed Name: April Bush

Vickie M. Riles
VICKIE M. RILES, unmarried widow
of George G. Riles

Nanette Brimberry
Witness Signature
Printed Name: NANETTE BRIMBERRY

STATE OF GA
COUNTY OF DOUGHERTY

The foregoing instrument was acknowledged before me this 13th day of February, 2013 by VICKIE M. RILES, unmarried widow of George G. Riles and who is personally known to me or who have produced a valid driver's license as identification.



Nanette Brimberry
Notary Public, State of GEORGIA
My Commission Expires: 2/22/13