

Return **Maureen Richardson**
to:
Name: **SETCO Services, LLC - Panama City**
Address: **7714 Front Beach Rd. Unit C**
Panama City Beach, FL 32407
This Instrument Prepared:
Maureen Richardson
SETCO Services, LLC - Panama City
7714 Front Beach Rd. Unit C
Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of (\$1,224.65) based on the purchase price amount of (\$174,950.00).

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **38466-453-000**
File No: **B01868**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **April 17, 2013**, by **Dickerman L. Sanford, Jr. , a single man and Deborah L. Sanford, a single woman** , hereinafter referred to as the Grantor, whose post office address is: **2830 Abbottswell Drive, Alpharetta, GA 30022**, to

Anthony C. Miranda and Nina P. Miranda, husband and wife hereinafter referred to as the Grantee, whose post office address is: **8012 Balsam Trace, Trussville, AL 35173**.

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

Condominium Unit: **904**

Celadon Beach, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 2416, Page 1622-1709, all of the Public Records of Bay County, Florida, and as may be amended from time to time. Together with all of its appurtenances according to the Declaration of Condominium.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 January 1, 2013, reservations, restrictions and easements of record, if any.

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

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

Signed, sealed and delivered in our presence:

Witness No. 1 Signature: [Signature]
Printed Name: [Signature]

Witness No. 2 Signature: Victoria E. Gilliland
Printed Name: Victoria L. Gilliland

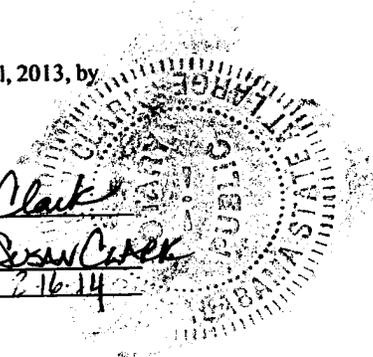
Dickerman L Sanford
Dickerman L. Sanford Jr.

STATE OF Alabama at Large
COUNTY OF _____

The foregoing instrument was acknowledged before me this the 17 day of April, 2013, by
Dickerman L. Sanford Jr. who is known to me or who has produced
Drivers License as photo identification.

(AFFIX NOTARY SEAL HERE)

Lisa Susan Clark
Notary Public
Printed Name: Lisa Susan Clark
My Commission Expires: 2-16-14



LISA SUSAN CLARK
Notary Public, State of Alabama at Large
My Commission Expires February 16, 2014

Witness No. 1 Signature: _____
Printed Name: _____

Witness No. 2 Signature: _____
Printed Name: _____

Deborah L. Sanford

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this the _____ day of April, 2013, by
Deborah L. Sanford who is known to me or who has produced _____ as
photo identification.

(AFFIX NOTARY SEAL HERE)

Notary Public
Printed Name: _____
My Commission Expires: _____

Witness No. 1 Signature: _____
Printed Name: _____

Witness No. 2 Signature: _____
Printed Name: _____

Dickerman L. Sanford Jr.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this the ____ day of April, 2013, by
Dickerman L. Sanford Jr. who is known to me or who has produced
_____ as photo identification.

(AFFIX NOTARY SEAL HERE)

Notary Public
Printed Name: _____
My Commission Expires: _____

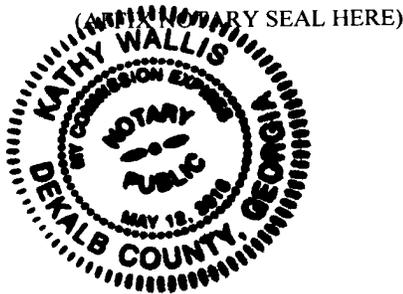
Witness No. 1 Signature: KLAR
Printed Name: GLENN MAYCUMBER

Witness No. 2 Signature: [Signature]
Printed Name: Joseph McBride

[Signature]
Deborah L. Sanford

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this the 17th day of April, 2013, by
Deborah L. Sanford who is known to me or who has produced GA DRIVER'S LICENCE
photo identification.



[Signature]
Notary Public
Printed Name: KATHY WALLIS
My Commission Expires: 05/12/2016