

\$10.00

Prepared by:  
Sara Brown  
H & S Title and Escrow, Inc.  
151 Regions Way, Bldg. 1, Ste. A  
Destin, Florida 32541

File Number: HS12-0457

D.S. on Deed \$1785.00  
D.S. on Mort. \$  
Int. Tax on Mort. \$

General Warranty Deed

Made this April 24, 2013 A.D. By Samuel Harper a/k/a Samuel S. Harper, a single person, whose address is: 1599 Barclay Pl NE, Atlanta, GA 30306, hereinafter called the grantor, to Leslie C. Thompson and Pamela K. Thompson, husband and wife, whose post office address is: 2400 Grandiflora Blvd #E501; Panama City, FL 32408, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Unit E501, Magnolia Bay Club Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2933, Page 1270, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: 40000-600-040

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 December 31, 2012.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Michael Standish

Witness Printed Name Lilliana Daniels

State of Georgia  
County of Fulton

Samuel Harper a/k/a Samuel S. Harper  
Address: 1599 Barclay Pl NE, Atlanta, GA 30306

Address:

The foregoing instrument was acknowledged before me this 24th day of April, 2013, by Samuel Harper a/k/a Samuel S. Harper, who is/are personally known to me or who has produced Driver's License as identification.

Notary Public  
Print Name  
My Commission Expires: STATE OF GEORGIA  
MY COMM. EXPIRES JAN 7, 2017