

This Document Prepared By:  
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*(This document was prepared based upon information provided by client. An independent review of the public records was not conducted nor is title insured. The preparer makes no representations as to the title of the property and disclaims all responsibility thereof.)*

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THE ABOVE SPACE RESERVED FOR RECORDING

PARCEL ID# 24609-000-000

QUIT CLAIM DEED

THIS INDENTURE

[Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one]

Made this 24 day of April, 2013.

BETWEEN RAE BATEMAN EDWARDS, an unmarried woman, whose address is 138 Arlington Drive, Panama City, FL 32404, party of the first part, and ALLEN W. EDWARDS, an unmarried man, whose mailing address is 138 Arlington Drive, Panama City, FL 32404, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of **love and affection**, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Bay**, State of Florida, to-wit:

Lot One (1), Block "B", Martin Bayou Estates, Unit Two, as per plat thereof recorded in Plat Book 9, Page 82, of the Public Records of Bay County, Florida. (the "Property")

Subject to restrictions recorded in Official Records Book 71, Page 348, and taxes for the current year.

**PARTY OF THE FIRST PART HEREBY RESERVES A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY TO RAE EDWARDS DURING HER LIFETIME.**

Party of the first part reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the rents and profits of the Property described herein. Party of the first part further reserves unto herself, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest

therein, of the Property, by gift, sale or otherwise so as to terminate the interests of the party of the second part, as party of the first part in her sole discretion shall decide, except to dispose of said Property, if any, by devise upon her death. Party of the first part further reserves unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the party of the second part may possess under this deed. Party of the second part shall hold a remainder interest in the Property described herein and upon the death of the remaining party of the first part, if the Property has not been previously disposed of prior to the remaining party of the first part's death, all right and title to the Property remaining shall fully vest in party of the second part, subject to such liens and encumbrances existing at that time.

TO HAVE AND TO HOLD the same with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in Our Presence:

*Mary Boyd*  
Witness: MARY BOYD

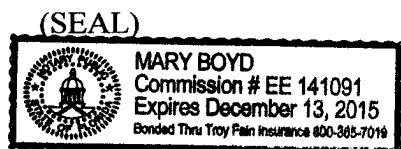
*Rae Bateman Edwards*  
Rae Bateman Edwards

*Deborah M. Kibler*  
Witness: DEBORAH M. KIBLER

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 24 day of April, 2013, by RAE BATEMAN EDWARDS, who: (notary **must** check applicable box)

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced \_\_\_\_\_ as identification.



*Mary Boyd*  
MARY BOYD  
Notary Public  
Serial # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_