

Prepared by:  
Nikki Conner  
Advantage Land & Title, LLC  
831 Magnolia Avenue  
Panama City, Florida 32401

File Number: ALT-13-1250

General Warranty Deed

Made this May 28, 2013 A.D. By Fred E. Varney and Brenda G. Varney, husband and wife, whose address is: , hereinafter called the grantor, to Vernon Franklin and Brenda Franklin husband and wife, whose post office address is: 7259 Oak Creek Road, Pell City, AL 35128, 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:

Condominium Unit 1908, Seychelles, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2753, Page 1936, amended in Book 2764, Page 1643 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: 31437-400-169

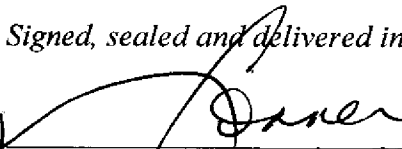
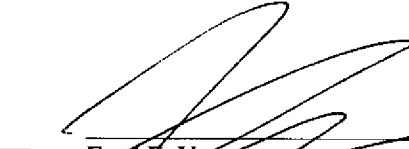
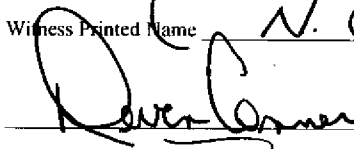
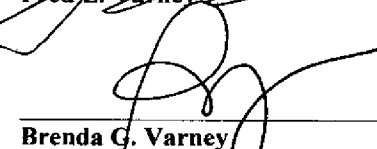
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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.

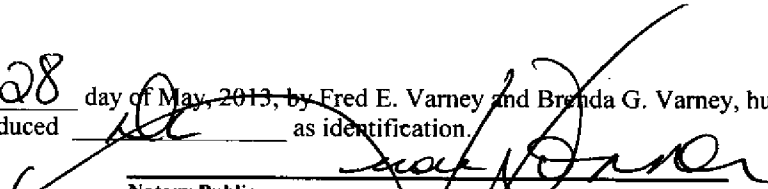
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

 _____ Witness Printed Name <u>N. Conner</u>	 _____ Fred E. Varney (Seal)
 _____ Witness Printed Name <u>Nikki Conner</u>	 _____ Brenda G. Varney (Seal)

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 28 day of May, 2013, by Fred E. Varney and Brenda G. Varney, husband and wife, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

