

THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR; ACCURACY OF LEGAL DESCRIPTION OR MARKETABILITY OF TITLE IS NOT GUARANTEED BY THE PREPARER:

Edward A. Hutchison, Jr.
Florida Bar #0602655
BURKE BLUE HUTCHISON WALTERS
& SMITH, P.A.
P.O. Box 70
Panama City, Florida 32402
[850] 769-1414

Documentary Stamps Based On: \$100.00
Documentary Stamps Collected: \$.70
PARCEL ID NO.: 20439-000-000

WARRANTY DEED
(Reserving a Life Estate)

THIS WARRANTY DEED made this 9th day of July, 2013, JESSIE C. CAUGHLIN, a/k/a JESSIE C. BRAGG, a widow, of 218 Allen Avenue, Panama City, FL 32401 (the "Grantor"), to JESSIE C. BRAGG of 218 Allen Avenue, Panama City, Florida 32401 as to a life estate, with the remainder interest to John Mark Caughlin of 218 Allen Avenue, Panama City, Florida 32413 (the "Grantees");

WITNESSETH:

THAT THE GRANTOR, for and in consideration, of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey unto the Grantees, including their heirs, legal representatives and assigns of individuals and the successors and assigns of corporations as the case may be, all that certain lands situate in Bay County, Florida, to wit:

Lot Twenty-three (23), Block Seven (7), H. L. Sudduth's First Addition to Panama City, Florida, as per plat now on file in the Office of the Clerk of the Circuit Court of Bay County, Florida, said property being located in Section 9, Township 4 South, Range 14 West, Bay County, Florida.

Said property is the homestead property of the Grantor.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said Grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land; that she 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 mortgages of record, restrictions of records, taxes and assessments for the year of 2013.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in her name the day and year first above written.

Signed, sealed and delivered in the presence of:

Catherine M. Ford

WITNESS/ CATHERINE M. FORD

Ashley L. Pietro

WITNESS/ Ashley L. Pietro

Jessie C. Caughlin
JESSIE C. CAUGHLIN a/k/a
JESSIE C. BRAGG

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on July 9, 2013, by Jessie C. Caughlin a/k/a Jessie C. Bragg.



Mary Dunkman, F/K/A
Mary D. Pope

Notary Public
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

Personally Known _____
Produced Identification _____
Type of Identification FL DL