

Return to: Maureen Richardson  
Name: SETCO Services, LLC - Panama City  
Address: 7714 Front Beach Rd. Unit C  
Panama City Beach, FL 32407  
This Instrument Prepared:  
George T. Brannon, Jr.  
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 (\$1,074.50) based on the purchase price amount of (\$153,500.00).

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): 38187-504-008  
File No: B02271

## WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made November 22, 2013, by Scott Brodeur, a single man, hereinafter referred to as the Grantor, whose post office address is: 304 Eagle Landing, Enterprise, AL. 36330, to

Timothy Whitehead, a single man, hereinafter referred to as the Grantee, whose post office address is: P.O. Box 310717, Enterprise, AL. 36331.

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:

Unit No. 202, Nautilus Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1865, Page 1499, Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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: Michelle Sunday  
Printed Name: Michelle Sunday

Witness No. 2 Signature: Scott Brodeur  
Printed Name: Scott Brodeur

STATE OF Alabama  
COUNTY OF Coffee

The foregoing instrument was acknowledged before me this the 22nd day of November, 2013, by  
Scott Brodeur, who is known to me or who has produced MIL ID as photo  
identification.

(AFFIX NOTARY SEAL HERE)

Signature: Billy Janeanne Langley  
Notary Public  
Printed Name: Billy Janeanne Langley  
My Commission Expires: \_\_\_\_\_

Notary Public - Alabama State At Large  
My Commission Expires  
August 5, 2017  
Bonded Thru Notary Public Underwriters