

Prepared by and return to:  
Suzanne LaBarbera  
Cornerstone Title Agency, Inc.  
2424B Jenks Ave.  
Panama City, FL 32405

File Number: 1403041

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(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 11th day of June, 2014, between Leon E. Sheppard and Klite Sheppard, husband and wife whose post office address is 537 Dogwood Way, Panama City, FL 32404, grantor, and Joe M. Steverson and Pangsri Steverson, husband and wife whose post office address is 601 Dogwood Way, Panama City, FL 32404, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Bay County, Florida, to-wit:

Beginning at the Southeast corner of Section 36, Township 3 South, Range 13 West and thence North 89°13'28" West, 30 feet; thence North 0°03'13" East, 2021.38 feet to the Northwest corner of the intersection of a 60 foot unpaved road and C. C. Road; thence North 86°50'47" West, along the North side of said unpaved road 890.50 feet; thence South 8°20'59" West, 30 feet to the center of said unpaved road; thence South 80°00'01" West, along the center of said road 731.84 feet; thence North 70°15'59" West, along the center of said road 395.61 feet; thence South 21°19'01" West, 30.01 feet to the South side of said road; thence North 67°05'59" West, along the south side of said road 512.86 feet; thence North 84°47'59" West, along the South side of said road 793.30 feet, more or less to the Northwest corner of the property conveyed to Claud L. Bouchard by deed recorded in Official Records Book 847, Page 553, dated May 14, 1981 and the starting point; thence continuing North 84°47'59" West, along the South side of said road 125.62 feet, more or less, to the Northeast corner of the property conveyed to William H. Melton and wife, Gam Thi Melton by Deed dated January 15, 1980 and recorded in Official Records Book 770, Page 534; thence South 5°12'01" West, 500 feet; thence South 84°47'59" East, 125.62 feet, more or less, to the Southwest corner of property conveyed to said Claud L. Bouchard; thence North 5°12'01" East, 500 feet to the starting point. Said parcel being in the Northeast quarter of the Southwest quarter of Section 36, Township 3 South, Range 13 West. Also known as Lot 5, Block 2 of the unrecorded plat of East Callaway Estates.

**Parcel Identification Number: 05991-259-000**

**Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.**

**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, 2013.

**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:

Suzanne M. LaBarbera  
Witness Name: Suzanne M. LaBarbera

Leon E. Sheppard  
Leon E. Sheppard

Christin Carmack  
Witness Name: Christin Carmack

Klite Sheppard  
Klite Sheppard

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 11th day of June, 2014, by Leon E. Sheppard and Klite Sheppard, husband and wife, who ( ) are personally known to me or (  ) have produced Driver License as identification.



Suzanne M. LaBarbera  
Notary Public  
Printed Name: Suzanne M. LaBarbera  
My Commission Expires: \_\_\_\_\_