

Prepared by:
Carla Appleman-Thacker, Esquire
Harrison Sale McCloy
304 Magnolia Avenue
Panama City, FL 32401
(850) 769-3434

File No.: TI-4381-CA

WARRANTY DEED

This indenture made on June 23rd, 2014, by **Carlos R. Thomas and Ashley Jones**

whose address is: **1805 E 9TH ST, Panama City, FL 32401**, hereinafter called the "Grantor",

to **Betty A. Anderson**

whose address is: **5102 E 12th Street, Panama City, FL 32404** hereinafter called the "Grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, FL**, to-wit:

Commencing at the Southwest corner of Block E, Pinnacle Pines Estates, Unit 2, as per plat thereof recorded in Plat Book 13, Page 4, Public Records of Bay County, Florida; thence S0°37'14"W, (said plat meridian) along the East R/W line of Bob Little Road 1072.75 feet to an iron pipe; thence S87°10'35"E, 454.04 feet; thence S86°44'03"E, 22.14 feet for the Point of Beginning; thence continue S86°44'03"E, 118.00 feet; thence S3°15'57"W, 90.69 feet; thence N88°28'05"W, 118.05 feet; thence N3°15'57"E, 94.26 feet to the Point of Beginning, being also known as Lot 5, Springdale, an unrecorded subdivision located in Section 1, Township 4 South, Range 14 West, Bay County, Florida.

Parcel Identification Number: **15027-050-000**

Subject property is not the homestead of the grantors as grantors reside elsewhere.

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.

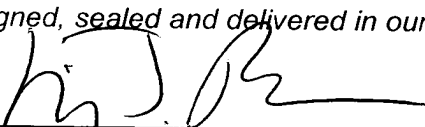
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

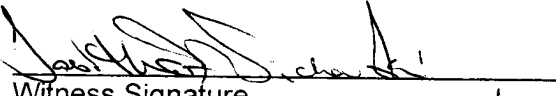
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2013.


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

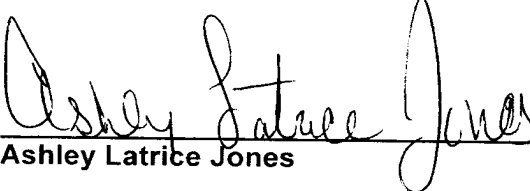
Signed, sealed and delivered in our presence:



 Witness Signature
 Print Name: RICHARD J BERANEK


 Carlos R. Thomas


 Witness Signature
 Print Name: Richard J. Beranek

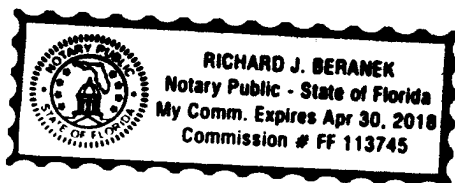

 Witness Signature
 Print Name: RICHARD J BERANEK

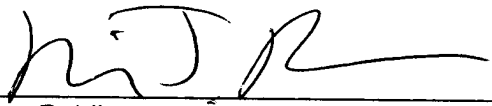

 Ashley Latrice Jones


 Witness Signature
 Print Name: Richard J. Beranek

State of FLA.
 County of DA7

Sworn To, Subscribed and Acknowledged before me on JUNE 23, 2014, by Carlos R. Thomas, who is personally known to me or who has/have produced a valid driver's license as identification.



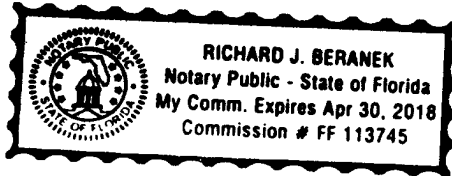

 Notary Public


RICHARD J BERANEK
 Notary Print Name

My Commission Expires: _____

State of _____
County of _____

Sworn To, Subscribed and Acknowledged before me on June 23, 2018, by
Ashley Latrice Jones, who is personally known to me or who has/have produced a valid
driver's license as identification.





Notary Public

RICHARD J BERANEK

Notary Print Name

My Commission Expires: _____