

THIS INSTRUMENT PREPARED BY  
CARLOTTA APPELMAN THACKER  
FLORIDA BAR NO. 0275890  
HARRISON, SALE, McCLOY,  
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304 MAGNOLIA AVENUE  
PANAMA CITY, FLORIDA 32402  
(850) 769-3434

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED made the 30<sup>th</sup> day of July, 2014, by **Elizabeth Ann Denson, as Trustee Under the Trust Contained in the Last Will and Testament of Linda L. Duval**, admitted to probate and record by the Circuit Court for Bay County, Florida, Probate Division, in Case No. 06-1016-CP, Petition to Admit Foreign Will to Record and Last Will and Testament recorded in the Bay County Public Records on November 17, 2006, Official Records Book 2853, beginning at Page 2285 and Order Admitting Foreign Will to Record recorded in the Bay County Public Records Official Records Book 2853, beginning at Page 2313 whose address is 3011 Stonehill Circle, Birmingham, Alabama, hereinafter called the Grantor, to **Matthew Ryan Duval**, whose address is 2549 Old Oak Lane, Vestavia Hills, Alabama, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 situated in Bay County, Florida, viz:

Unit No. 128 of Seaside Villas Condominium, according to the Declaration of condominium thereof recorded in ORB Book 374, Page 634, et. seq. and Amendment of Declaration of Condominium recorded in ORB 412, Page 724, et. seq., and Supplemental Certificate of Architect recorded in ORB 422, Page 98, and Amendments of By-Laws recorded in ORB 455, Page 683, and ORB 569, Page 342. As provided for by the Condominium Act of the Statutes of the State of Florida (Chapter 711, et seq. 1965) said description includes, but is not limited to, all appurtenances to the Condominium parcel above described, including the limited common elements assigned hereto, and including the undivided interest in the common elements of said Condominium.

And

Unit No. 225 of Seaside Villas Condominium, according to the Declaration of condominium thereof recorded in ORB Book 374, Page 634, et. seq. and Amendment of Declaration of Condominium recorded in ORB 412, Page 724, et. seq., and Supplemental Certificate of Architect recorded in ORB 422, Page 98. As provided for by the Condominium Act of the Statutes of the State of Florida (Chapter 711, et seq. 1965) said description includes, but is not limited to, all appurtenances to the Condominium parcel above described, including the limited common elements assigned hereto, and including the undivided interest in the common elements of said Condominium

**NO TITLE SEARCH WAS PERFORMED ON THE PROPERTY DESCRIBED. NO LIABILITY ASSUMED BY THE PREPARER AS TO THE STATUS OR MARKETABILITY.**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantors nor any person(s) for whose support the Grantors are responsible reside on or adjacent to the land.

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.

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:

[Signature]  
Witness Alistair Hardy

[Signature]  
**Elizabeth Ann Denson, Trustee Under the Trust Contained in the Last Will and Testament of Linda L. Duval**

[Signature]  
Witness Colby Green

STATE OF AL  
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 30 day of July, 2014, by **Elizabeth Ann Denson, Trustee Under the Trust Contained in the Last Will and Testament of Linda L. Duval**

- ( ) who is personally known to me.
- () who produced Alabama Drivers License as identification.

[Signature] (Seal)  
Signature of Notary Public

Jarrood Knight  
Printed Name of Notary Public  
My Commission Expires : Dec 3 2017

