

Prepared by and Return to Liz Shuemate,
an employee of First International Title, Inc.
651 Grand Panama Blvd., Suite 104
Panama City, FL 32407
File No.: 72558-56

WARRANTY DEED

This indenture made on October 13, 2015, by **Larry McKinney and Regina McKinney**, hereinafter called the "grantor",

to **Charles Craig Shepherd and Kimberly A. Clark, as joint tenants with right of survivorship**, whose address is: 1219 Thomas Drive Unit 24, Panama City Beach, FL 32408 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, **Florida**, to-wit:

Condominium Unit 24, EMERALD POINTE RESORT, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1939, Page 1901, as amended from time to time, of the Public Records of Bay County, Florida.

TOGETHER WITH 2001 CHIO Mobile Home, Vehicle Identification Number CE0CFL01310111522, situate thereon.

Parcel Identification Number: 30159-124-000

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

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

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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 2014.

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

✓ Larry McKinney
Larry McKinney

✓ Regina McKinney
Regina McKinney

Signed, sealed and delivered in our presence:

✓ Pete LeMoine
Witness Signature
Print Name: PETE LEMOINE

✓ Hal Quick
Witness Signature
Print Name: Hal Quick

State of Georgia
County of Brunswick

The Foregoing Instrument Was Acknowledged before me on October 13, 2015 by Larry McKinney and Regina McKinney who is/are personally known to me or who has/have produced a valid _____ as identification.

✓ [Signature]
Notary Public
Printed Name:
My Commission expires:

