

Prepared By and Return To:

Vintage Title & Escrow, Inc.
1234 Airport Road, Suite 108
Destin, FL 32541

File No. 15-1221

Property Appraiser's Parcel I.D. (folio) Number(s)

34881-575-108

REC. 18.50
1974.00

1992.50

WARRANTY DEED

THIS WARRANTY DEED dated November 6, 2015, by S & SH Property Holdings, LLC,, whose post office address is 250 Spring Street, Suite 7E110A, Atlanta, GA 30303, hereinafter called the grantor, to Cristian Popescu and Pia Popescu husband and wife, whose post office address is 770 King Ridge Drive, Roswell, GA 30075, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, to wit:

Condominium Unit 904, MAJESTIC BEACH TOWER I, A Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2592, Page 2265, of the Public Records of Bay County, Florida, and as may be amended from time to time, together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2014.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

Exzobia Dukes
Witness # 1 Print

[Signature]
(Witness Signature)

Kimberly [Signature]
Witness # 2 Print

S & SH Property Holdings, LLC,

BY: Shadi Lamei
Shadi Lamei, Sole Member

250 Spring Street, Suite 7E110A
(Address)

Atlanta, GA 30303
(Address)

STATE OF Georgia

COUNTY OF Fulton

I, Crystal Winfrey, a Notary Public of the County and State first above written, do hereby certify that Shadi Lamei, Sole Member of S & SH Property Holdings, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of NOVEMBER, 2015.

[Signature]
Notary Public

My Commission Expires:

(SEAL)

