

This instrument was prepared and return to:
David Joseph Teichert, Esq.
Chicago Title Insurance Company
601 Riverside Avenue, Bldg. 5, 4th Floor
Jacksonville, Florida 32204
(Claim No. 524672)

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CORRECTIVE WARRANTY DEED

The sole purpose of this instrument is to correct the legal description errors found in the following deeds: Instrument No. 2001064396 recorded on November 19, 2001, at Book 2088, Page 79, in the Official Records of Bay County, FL; Instrument No. 2005067886 recorded on August 24, 2005, at Book 2662, Page 709, in the Official Records of Bay County, FL; and Instrument No. 2006076978 recorded on November 09, 2006, at Book 2850, Page 1433, in the Official Records of Bay County, FL.

Parcel Identification No.: 07727-055-000

THIS CORRECTIVE WARRANTY DEED, executed this 3rd day of February, 2016, between BOBBIE J. SPELL a/k/a BIBBIE J. SPELL (“Grantor”), a single person, whose address is 1006 Grayling Court, Augusta, Georgia 30907, and KYLE D. SPELL (“Grantee”), whose address is 7916 Santa Rosa Avenue, Southport, Florida 32409,

(wherever used herein, the terms “party of the first part” and “party of the second part” shall include the singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, that Grantor, for the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Commence at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West, Bay County, Florida; thence S89°40’51” W along the South line of the Southwest Quarter of said Section 21 for 900.18 feet; thence continue N00°30’08”W 200 feet for the Point of Beginning; thence continue N00°30’08” W along said West line for 156.95 feet; thence leaving said West line N89°40’51”E for 282.38 feet; thence S00°30’08”E for 156.95 feet; thence S89°40’51” W for 282.38 feet to the Point of Beginning. Said lands lying and being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT:

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West, Bay County, Florida; thence South 89°40’51” West along the South line of Section 21 for 899.80 feet to the Point of Beginning; thence continue along said bearing and Section line 20 feet; thence North 00°30’08” West for 409.93 feet; thence North 89°40’51” East for 20 feet; thence South 00°30’08” East for 409.92 feet to the Point of Beginning.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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 covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to 2001.

In Witness Whereof, Grantor has signed and sealed these present the day and year above written.

Signed, sealed, and delivered in the presence of:

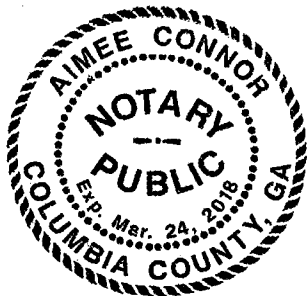
Angela Stubble
Witness Signature
Angela S. Stubble
Printed Name

Bobbie Spell
Grantor
Bobbie J. Spell
Grantor's Printed Name

JUDY BROWN
Witness Signature
JUDY BROWN
Printed Name

STATE OF GEORGIA-COUNTY OF _____

The foregoing instrument was acknowledged before me this 3rd day of February, 2016, by Bobbie m. Spell, who is personally known to me or has produced Georgia DL 05222 3633 as identification and who did/did not take an oath.



Aimee Connor
Signature of Notary/Deputy Clerk

Aimee Connor
Printed Name ^{exp:} March 24, 2018