

Prepared by:
Sara Brown
H & S Title and Escrow, Inc.
151 Regions Way, Bldg. 5, Ste. A
Destin, Florida 32541

File Number: HS16-0169

\$10.00
\$2,758.00

General Warranty Deed

Made this May 13, 2016 A.D. By **Jeffrey T. Coleman**, a single person, P.O. Box 49471, Atlanta, Georgia 30359, hereinafter called the grantor, to **Karen L. Roberts**, a single person, whose post office address is: 42 North Line, Lancaster, Pennsylvania 17602, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Condominium Unit 1609, Seychelles, a Condominium together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2753, Page 1936, and amended by document recorded in Official Records Book 2764, Page 1643, Public Records of Bay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 31437-400-143

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 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, 2015.

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:

Witness
Name MARY C. WATTS
Printed MARY C. WATTS
Address: 240 E BELLE ISLE RD 629
ATLANTA, GA 30342

Signature of Jeffrey T. Coleman (Seal)
Name Jeffrey T. Coleman
Address: P.O. Box 49471, Atlanta, Georgia 30359

Witness
Name DeAnna Lee
Printed DeAnna Lee
Address: 4040 Roswell Rd
building B, Suite 100
Atlanta, GA 30342

Signature of Notary Public (Seal)

State of GA
County of FULTON

The foregoing instrument was acknowledged before me this 13th day of May, 2016, by Jeffrey T. Coleman, a single person, who is/are personally known to me or who has produced driver's license as identification.

Signature of Notary Public
Notary Public
Print Name: JAMES CAUTHEN
My Commission Expires: 2-8-20

