

Prepared by:  
Darlene C. Robinson  
Omega Title, LLC  
2222 Jenks Avenue  
Panama City, Florida 32405  
File Number: 16-8556D

### General Warranty Deed

Made this August 16, 2016 A.D. By **William Thomas Hopkins, Individually and as Trustee of the Ann Tyson Hopkins Irrevocable Lifetime Family Trust Agreement U/A/D December 6, 2012** and **Ann Tyson Hopkins, Individually and as Trustee of the William Thomas Hopkins Irrevocable Lifetime Family Trust Agreement U/A/D December 27, 2012**, whose address is: 195 Hopkins Road, Cairo, Georgia 39828, hereinafter called the grantor, to **Koehnemann Construction Company**, whose post office address is: 439 Grace Avenue, Panama City, Florida 32401, 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:

**PARCEL 1:**

LOT 7 BLOCK F, SANCTUARY BEACH, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 21, PAGES 35 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

**PARCEL 2:**

LOT 16 BLOCK A, SANCTUARY BEACH, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 21, PAGES 35 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Parcel ID Number: 31368-185-000 & 31368-030-000

**Said property is not the homestead of the grantors said property is vacant land.**

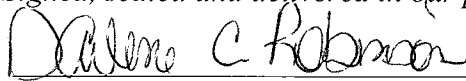
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

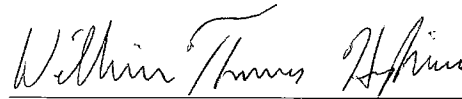
**To Have and to Hold**, the same in fee simple forever.

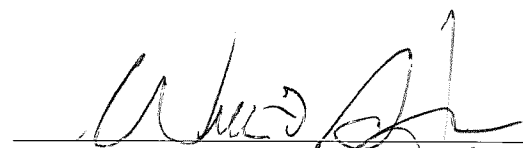
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

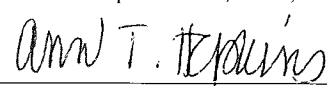
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name Darlene C. Robinson

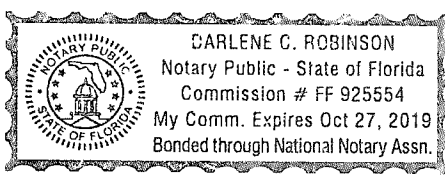
  
\_\_\_\_\_  
**William Thomas Hopkins, Individually and as Trustee of the Ann Tyson Hopkins Irrevocable Lifetime Family Trust Agreement U/A/D December 6, 2012**  
Address: 195 Hopkins Road, Cairo, Georgia 39828

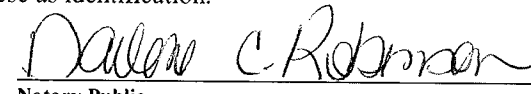
  
\_\_\_\_\_  
Witness Printed Name William F. Smith

  
\_\_\_\_\_  
**Ann Tyson Hopkins, Individually as as Trustee of the William Thomas Hopkins Irrevocable Lifetime Family Trust Agreement U/A/D December 27, 2012**  
Address: 195 Hopkins Road, Cairo, Georgia 39828

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 16th day of August, 2016, by William Thomas Hopkins, Individually and as Trustee of the Ann Tyson Hopkins Irrevocable Lifetime Family Trust Agreement U/A/D December 6, 2012 and Ann Tyson Hopkins, Individually and as Trustee of the William Thomas Hopkins Irrevocable Lifetime Family Trust Agreement U/A/D December 27, 2012, who is/are personally known to me or who has produced a drivers licens as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: Darlene C. Robinson  
My Commission Expires: \_\_\_\_\_