



Prepared by  
Wanda Fischer, an employee of  
**First American Title Insurance Company**  
600 Grand Panama Blvd, Suite 101-B  
Panama City Beach, Florida 32407  
(850)235-2685

Return to: Grantee

File No.: 2010-2345542  
Consideration: \$147,500.00

### **WARRANTY DEED**

This indenture made on **September 09, 2016** A.D., by

**Rudy Roach**

whose address is: , c/o Jana Hussion, 1027 Burch Branch Rd., Hiawassa, GA 30546  
hereinafter called the "grantor", to

**Danny Ward and Mandy Ward, husband and wife**

whose address is: , 1265 Chelsey Lane, Alpharetta, GA 30004  
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 Parcel: Apartment Unit No. 103 of MOONDRIFTER, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 836, Page 655, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: **R 30185-509-000**

**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.

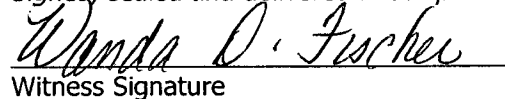
**To Have and to Hold**, the same in fee simple forever.

**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 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 2015.

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

  
Rudy Roach

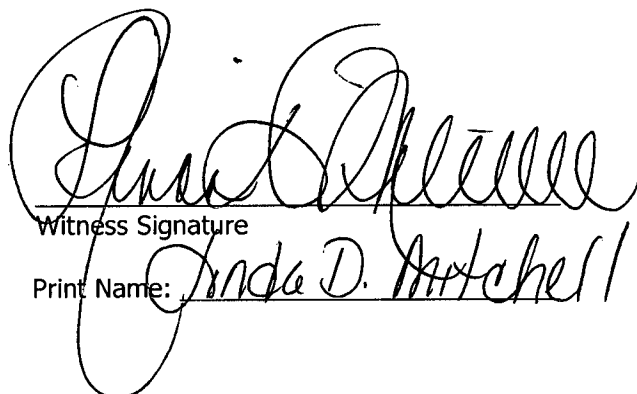
*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name: WANDA D. FISCHER

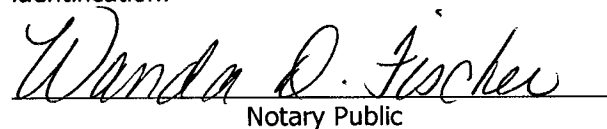
State of FL

County of Bay

  
Witness Signature

Print Name: Linda D. Mitchell

**The Foregoing Instrument Was Acknowledged** before me on September 09, 2016, by **Rudy Roach** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
Notary Public

(Printed Name)

My Commission expires: \_\_\_\_\_

