

Prepared by and Return to:
Suzanne LaBarbera
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30484-230-000
File- MFL-2217695
Consideration Amount \$65,000.00

WARRANTY DEED

This Indenture, Made this June 8, 2017, between Jacalyn Mary Mellow, individually and as Trustee of The Fortunato Patrick Mellow and Jacalyn Mary Mellow Joint Living Trust, dated October 28, 2010, whose post office address is: 1360 Eryn Circle, Suwanee, GA 30024, hereinafter called the "Grantor"*, and, Dallas Nailor and Donnie Nailor, whose post office address is:

428 Alverson Ave, Albertville, AL 35950-2858 hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

A Condominium Unit Designated as Unit No. 15 of The Oceanna, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 784, Page 720, of the Public Records of Bay County, Florida, on the 19th day of May, 1980, together with all of the appurtenances thereto, all according to said Declaration of Condominium and exhibits annexed thereto. Subject to all of the provisions and title exceptions contained in the Declaration of Condominium.

Property Address: 8000 Surf Drive, Unit 15, Panama City Beach, FL 32408

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member or the household of grantor resides thereon.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Jacalyn Mary Mellow, individually and as Trustee of The Fortunato Patrick Mellow and Jacalyn Mary Mellow Joint Living Trust, dated October 28, 2010

Jacalyn Mary Mellow

Carol J. Kohl
Witness #1 Signature
Carol J. Kohl
Witness #1 Print Name

William Field
Witness #2 Signature
William Field
Witness #2 Print Name

State of GA ; County of Gwinnett

The foregoing instrument was acknowledged by me this June 6, 2017 by: Jacalyn Mary Mellow, individually and as Trustee of The Fortunato Patrick Mellow and Jacalyn Mary Mellow Joint Living Trust, dated October 28, 2010 who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

M Nicholls
Notary Public

My Commission Expires: 01/26/2020

M Nicholls, Notary Public
Gwinnett County, State of Georgia
W00270068 Expires Jan 26, 2020