

Prepared by:  
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Dothan, Alabama 36303  
This Enhanced Life Estate Deed was prepared  
Without the benefit of a Title Search, Title Insurance  
or a Survey.

### ENHANCED LIFE ESTATE DEED

Made this the 1 day of June, 2017, **BILLY JOE MERRITT** and wife, **PATRICIA B. MERRITT**, whose address is P.O. Box 1208, Slocomb, Alabama 36375, hereinafter called the Grantors, grant to **BILLY JOE MERRITT** and wife, **PATRICIA B. MERRITT**, whose address is P.O. Box 1208, Slocomb, Alabama 36375, for and during their joint lives and upon the death of the last of them to die, to **BILLY JOE MERRITT, JR.**, with a mailing address of P.O. Box 1208, Slocomb, Alabama 36375, and **JAMES BAILEY MERRITT**, with a mailing address of P.O. Box 1208, Slocomb, Alabama 36375, as tenants in common, hereinafter called the Grantees:

(Whenever used herein the term "Grantors" and "Grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns thereof)

**Witnesseth**, that the Grantors, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, effective upon the death of the last to die of the Grantors, all that certain land situate in Bay County, Florida, viz:

- (1) Lot One (1), Block "P" BILTMORE BEACH, FIRST ADDITION, according to plat as the same appears in Plat Book 8, page 39, in the office of the Clerk of the Circuit Court of Bay County, Florida.
- (2) Lot 12, Block P, First Addition to Biltmore Beach, according to the Plat thereof on file and on record in Plat Book 8, Page 39 in the office of the Clerk of Circuit Court in and for Bay County, Florida.

**The Grantors hereby reserve a life estate for themselves during their lifetimes coupled with an unrestricted power to convey during the Grantors' lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance**

The preparer of this deed is making no warranty of title, and no opinion is given as to warranty of title, insurability or marketability by preparing this deed, nor the tax consequences of said transfer.

**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 upon the death of the last to die of the Grantors.

**And** the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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.

In Witness Whereof, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
Print Name Chase C. Jordan

[Signature]  
BILLY JOE MERRITT

[Signature]  
WITNESS  
Print Name Benjamin S. Armstrong

[Signature]  
PATRICIA B. MERRITT

[Signature]  
WITNESS  
Print Name Chase C. Jordan

[Signature]  
WITNESS  
Print Name Benjamin S. Armstrong

STATE OF ALABAMA }  
                                  }  
HOUSTON COUNTY    }

I, the undersigned authority, a Notary Public in and for said County and State, certify that **BILLY JOE MERRITT** and wife, Patricia B. Merritt, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me, that being informed of the contents of the conveyance, they hereby executed the same voluntarily on the day the same bears date.

I have hereunto set my hand and affixed my official seal this the 1st day of June, 2017.

[Signature]  
Notary Public  
My commission expires: 6/11/18

