

After Recording Return To:
Martha Eskuchen
Oceanside Title, Inc.
4442 Lafayette Street
Marianna, FL 32446

This Instrument Prepared by:
Martha Eskuchen
Oceanside Title, Inc.
4442 Lafayette Street
Marianna, FL 32446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
38461-075-227
File No.: P1802-02

WARRANTY DEED

This Warranty Deed, made the 2nd day of April, 2018, by **Charles W. Bailey Sr and Sue W. Bailey, as husband and wife**, hereinafter called the grantor, whose post office address is: 16 River St SW, Cave Springs, GA 30124, to **Michael Byrd, a married man**, whose post office address is: 2837 Woodham Rd, Dothan, AL 36303, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$180,000.00 Dollars 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:

SEE EXHIBIT A ATTACHED HERETO

The property is not the homestead of the Grantor(s).
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 2017, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Stacy Borges

Charles W. Bailey Sr
Charles W. Bailey Sr

Witness Signature: [Signature]
Printed Name: Heather E Monk

Sue W. Bailey
Sue W. Bailey

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 2nd day of April, 2018 by Charles W. Bailey Sr and Sue W. Bailey, as husband and wife who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: _____
[Signature]
Notary Public Signature
Printed Name: _____
Serial Number _____

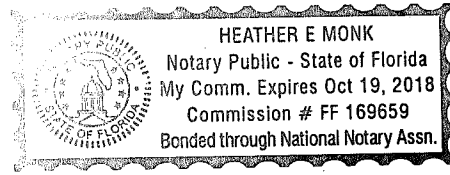


EXHIBIT "A"
LEGAL DESCRIPTION

Unit Number C 102, PEACHTREE PLACE PHASE (II), A CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in Official Records Book 1702, Page 1654 and amended in Official Records Book 1878, Page 1186, of the Public Records of Bay County, Florida, together with any amendments thereto.

Together with an undivided interest in the common elements appurtenant thereto. Also together with all rights, including those of access, appurtenant thereto, granted to members of Peachtree Place (II) Owners Association, Inc. pursuant to the Master Property Agreement as recorded in Official Records Book 1467, Page 76 and amended by the Certificate of Amendment Master Property Agreement recorded in Official Records Book 1557, Page 458, and amended by that certain Amendment to the Master Property Agreement as recorded in Official Records Book 1702, Page 1647, all in the Public Records of Bay County, Florida. (the "Master Property Agreement").