

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III
Hall & Runnels
4399 Commons Drive East
Suite 300
Destin, Florida 32541

18-0240

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 6th day of April, 2018, between **Jan M. Perkins, an unmarried woman**, whose mailing address is 5226 Bridgewater Drive, Acworth, Georgia 30101, hereinafter referred to as "grantor", and **Bluebird Condo Rentals, LLC, a Georgia limited liability company**, whose mailing address is 180 Canal Lake Ext, Blairsville, Georgia 30512, hereinafter referred to as "grantee". (Wherever used herein the terms "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)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which 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:

Unit No. 606, OCEAN REEF, A CONDOMINIUM, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in the Official Records Book 3042, Page 236, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium. Together with exclusive use of Parking Space #5 located on the 2nd Level Parking Garage.

Parcel Identification No. 40001-250-005

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year and subsequent years.

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 Grantor hereby covenants with said grantee that 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, 2017.

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:

[Signature]
witness #1 signature

Jan M. Perkins
Jan M. Perkins - Seller

print witness #1 name

Lauren Cottrell
witness #2 signature

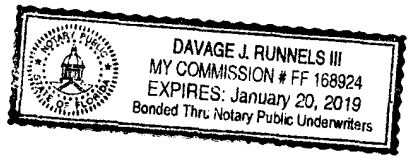
- Seller

Lauren Cottrell
print witness #2 name

STATE OF Florida
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me this 6 day of April, 2018, by Jan M. Perkins, an unmarried woman who: (Notary must check applicable box)

- is personally known to me. GA
- produced a current _____ (state) driver's license as identification.
- produced _____ as identification.



(notary seal)

[Signature]
Notary Public
print Notary Name
My Commission Expires: _____