

After Recording Return to:
Chuck Tucker
South Oak Title 30A, LLC
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407

This Instrument Prepared by:
Chuck Tucker
South Oak Title 30A, LLC
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407
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):
11280-068-000
File No.: 18-6532

WARRANTY DEED

This Warranty Deed, Made the 10th day of May, 2018, by **Don and Bubba Properties, LLC, a Florida Limited Liability Company**, having its place of business at **2104 Thomas Drive, Panama City Beach, FL 32408**, hereinafter called the "Grantor", to **Kenneth T. Willmoth and Megan Willmoth, husband and wife**, whose post office address is: **57 Chloe Cove, Atoka, TN 38004**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay County, Florida**, to wit:

Lot 23, Block L, The Landings according to plat on file in Plat Book 18, Page 31, of the Public Records of Bay County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

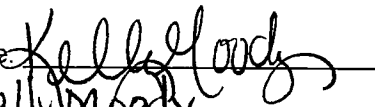
To Have and to Hold, the same in fee simple forever.

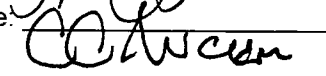
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2018, reservations, restrictions and easements of record, if any.

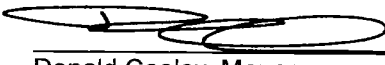
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of entity)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

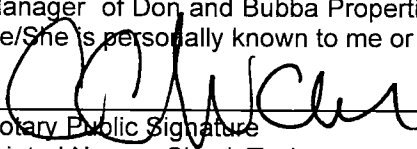
Witness Signature: 
Printed Name: Kelly Moody

Witness Signature: 
Printed Name: O.G. TUCKER


Donald Cooley, Manager
Don and Bubba Properties, LLC.

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 10th day of May, 2018 by Donald Cooley as Manager of Don and Bubba Properties, LLC, a Florida Limited Liability Company, on behalf of the entity. He/She is personally known to me or has produced driver license(s) as identification.



Notary Public Signature
Printed Name: Chuck Tucker

My Commission Expires: 4-29-20
(SEAL)

