

Prepared by and Return to:  
Allison Carter  
MTI Title Insurance Agency, Inc.  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #34797-009-000  
File- MFL-2224189  
Consideration Amount \$140,000.00

### WARRANTY DEED

**This Indenture, Made this September 25, 2018 between Carolyn P. Coon, an unmarried woman, whose post office address is: 8647 Old Tennessee Pike Road, Pinson, AL 35126, hereinafter called the "Grantor"\*, and, Eubanks Entities, LLC, whose post office address is: 76 E. Marion Street, Reynolds, GA 31076, 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:

**Lot 9, Block B, Gulf Highlands Beach Resort/Phase I, an unrecorded subdivision of a portion of Fractional Section 35, Township 3 South, Range 16 West, Bay County, Florida, being more particularly Described as Follows:**

**Commence at a concrete monument marking the Northwest corner of the East Half of the Southeast Quarter of Section 35, Township 3 South, Range 16 West and thence run N 00°00'35" W along the West boundary line of the East Half of the Southeast Quarter of said Section 35 for 470.86 feet; thence N 89°59'25" E for 112.00 feet; thence S 00°00'35" E along the centerline of Robin Lane for 153.64 feet to the point of curvature; thence Southwesterly along the arc of a curve to the right which has a radius of 111.82 feet and a central angle of 21°12'09" for an arc length of 41.38 feet (chord bearing S 10°35'30" W for 41.14 feet) to the centerline of Bonnie Lane; thence N 89°27'45" E along said centerline of Bonnie Lane for 89.57 feet; thence S 00°00'35" E for 15.00 feet to the Southerly right of way line of said Bonnie Lane; thence continue S 00°00'35" E for 309.47 feet; thence S 45°00'35" E for 124.54 feet for the Point of Beginning. From said Point of Beginning thence run N 44°59'25" E for 82.00 feet to the Southwesterly right of way line of Abbie Lane; thence S 45°00'35" E, along said Southwesterly right of way line for 18.00 feet; thence S 44°59'25" W for 82.00 feet; thence N 45°00'35" W for 18.00 feet to the Point of Beginning.**

Property Address: 116 Abbie Lane, Panama City Beach, FL 32407

**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.

Carolyn P. Coon  
Carolyn P. Coon

Natasha Moore  
Witness #1 Signature

[Signature]  
Witness #2 Signature

Natasha Moore  
Witness #1 Print Name

Laura Alvarado  
Witness #2 Print Name

State of Alabama ; County of Jefferson

The foregoing instrument was acknowledged by me this September 25, 2018 by: Carolyn P. Coon 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.

Roselyn Dawn Wolverton  
Notary Public

My Commission Expires: 6.14.18

