

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 #32738-980-258  
File- MFL-2227171  
Consideration Amount \$350,000.00

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### WARRANTY DEED

This Indenture, Made this May 20, 2019, between Andrew M. Stubblefield and Amber M. Stubblefield, husband and wife, whose post office address is: 300 Cabana Boulevard Apartment # 1807, Panama City Beach, FL 32407, hereinafter called the "Grantor"\*, and, Delson Christopher Erb and Susan Dee Erb, husband and wife, whose post office address is: 1812 Saint Mary Road, Cottonwood, AL 36320, 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 371, Palmetto Trace Phase Four, according to the map or plat thereof, as recorded in Plat Book 21, Page 48, of the Public Records of Bay County, Florida.**

Property Address: 217 Middleburg Drive, Panama City Beach, FL 32413

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.

[Signature]  
Witness #1 Signature  
ALLISON CARTER  
Witness #1 Print Name

[Signature] Andrew Stubblefield  
[Signature] Amber Stubblefield  
Amber Stubblefield  
[Signature]  
Witness #2 Signature  
GND DAK E HARRELL  
Witness #2 Print Name

State of FL ; County of SAN

The foregoing instrument was acknowledged by me this by: Andrew M. Stubblefield and Amber M. Stubblefield, husband and wife who is/are personally known by me or who has produced: [Signature] as identification and who did not take an oath.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

