



Prepared by  
Robin Brannon, an employee of  
**First American Title Insurance Company**  
2353 Jenks Avenue  
Panama City, FL 32405  
(850)763-8426

Return to: Grantee

File No.: 2006-2586136  
Consideration: \$229,000.00

### **WARRANTY DEED**

This indenture made on **May 02, 2019** A.D., by

**Terri L. Busch, an unmarried person**

whose address is: **2015 Larkspur Circle Pensacola, FL 32534**  
hereinafter called the "grantor", to

**Rodney G. Menzel and Lourdes N. Menzel, husband and wife**

whose address is: **11806 Sand Dune Drive Panama City Beach, FL 32407**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Lot 53, MAGNOLIA MEADOWS, As Recorded In Plat Book 17, Page 65, In The Office Of The Clerk Of The Circuit Court Of Bay County, Florida.

Parcel Identification Number: **11588-853-000**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2018.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Terri L. Busch  
Terri L. Busch

*Signed, sealed and delivered in our presence:*

Thomas G. F. Landry  
Witness Signature

Print Name: Thomas G. F. Landry

State of Alabama

County of Mobile

Karen R. Jones  
Witness Signature

Print Name: Karen R. Jones

**The Foregoing Instrument Was Acknowledged** before me on Sunday, May, 2019, by **Terri L. Busch** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Shanee R. Kinard  
Notary Public

Shanee R. Kinard  
(Printed Name)

My Commission Expires  
My Commission expires: March 14, 2022

