



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

Return to: Grantee

File No.: 2006-2628841
Consideration: \$76,000.00

CORPORATE WARRANTY DEED

This indenture made on **February 13, 2020** A.D., by

Tyndal Federal Credit Union

whose address is: **3109 Minnesota Ave Panama City, FL 32405**
hereinafter called the "grantor", to

James Doyle Guy and Heather Guy, husband and wife

whose address is: **1499 W. Hwy 390 Lynn Haven, FL 32444**
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:

The South 24 Feet Of Lot 16 And The North 18 Feet Of Lot 15, Block 10, PLAT OF DRUMMOND AND WARE ADDITION OF ST. ANDREWS FLA., According To The Plat Thereof, As Recorded In Plat Book 4, Page 59, Of The Public Records Of Bay County, Florida, together with that portion of the West Half of the platted alley lying East of said South 24 feet of Lot 16 and said North 18 feet of Lot 15 in said Block 10.

Parcel Identification Number: **28011-030-000**

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.

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 2019.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Tyndal Federal Credit Union

By: [Signature]
Name: Jon Muller
Title: Vice President of Asset Resolution

(Corporate Seal)

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

[Signature]
Witness Signature

Print Name: Tracy Beeman

Print Name: Caleb Hall

State of **Florida**

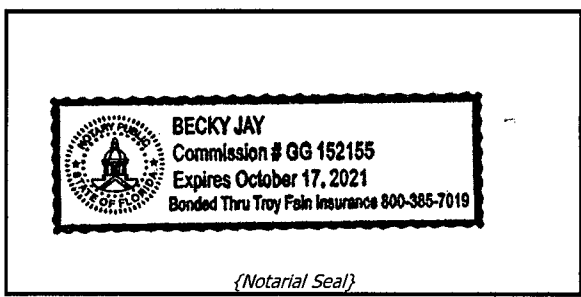
County of **Bay**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or online notarization, on 2/12/2020, 2020, by **Jon Muller, as Vice President of Asset Resolution on behalf of Tyndal Federal Credit Union**, existing under the laws of the USA, who is/are personally known to me or who has/have produced a valid driver's license as identification.

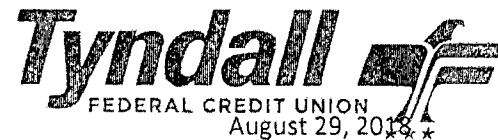
[Signature]
Notary Public

BECKY JAY
(Printed Name)

My Commission expires: 10/17/2021



{Notarial Seal}



To Whom It May Concern:

This letter is to confirm the authority of Jon Muller, Vice President of Asset Resolution. Per his role with Tyndall Federal, he is authorized to sell Other Real Estate Owned (OREO) on behalf of the credit union. If you have any questions, please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Jay Foote", with a long horizontal flourish extending to the right.

Jay Foote
SVP/Chief Lending Officer
Tyndall Federal Credit Union
jfoote@tyndall.org
(850) 747-4408