



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

Return to: Grantee

File No.: 2006-2625228
Consideration: \$180,000.00

WARRANTY DEED

Made this March 12, of 2020 by and between

Matthew Herring and Sherry Herring, husband and wife and Daniel Herring a/k/a Daniel Lee Herring, a married man

whose address is: **409 Nautilus Drive, Port St. Joe, FL 32456-6248**
hereinafter called the "grantor", to

Christopher Wade and Deborah Wade, husband and wife

whose post office address is: **2611 Willow Brook Drive, Panama City, FL 32404**
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 N 1/2 of Lot 2, AVONDALE ESTATES, according to the map or plat thereof as recorded in Plat Book 20, Page(s) 47 and 48, of the Public Records of Bay County, Florida.
GRANTORS HEREIN AFFIRM ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF DANIEL HERRING A/K/A DANIEL LEE HERRING

Parcel Identification Number: **11954-960-103**

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.

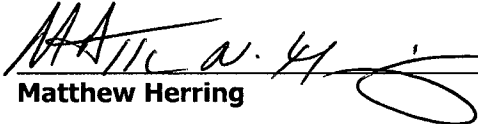
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 2020.

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


Matthew Herring


Sherry Herring

Signed, sealed and delivered in the presence of these witnesses:


Witness Signature

Print Name: W. Lains Hitchcock


Witness Signature

Robin L. Brannon

State of FL

County of Bay

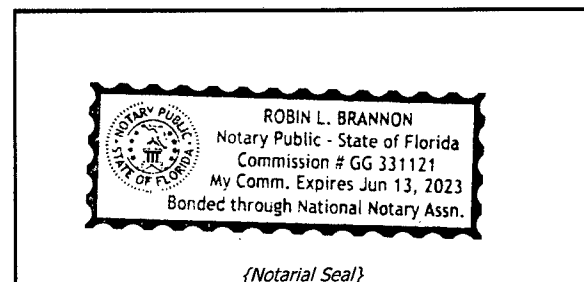
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of ☒ physical presence or ☐ online notarization, this 3/12/2020, by **Matthew Herring and Sherry Herring, husband and wife**, who is personally known to me or has produced a valid driver's license as identification.


Notary Public

Robin L. Brannon

(Printed Name)

My Commission expires: _____



Dan H

Daniel Herring

Signed, sealed and delivered in the presence of these witnesses:

Kristen Grosh
Witness Signature

Print Name: Kristen Grosh

Andrew T. Branch Jr.
Witness Signature

Andrew T. Branch Jr.

State of Florida

County of Leon

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of ☒ physical presence or ☐ online notarization, this February 24, 2020 by **Daniel Herring a/k/a Daniel Lee Herring**, who is personally known to me or has produced a valid driver's license as identification.

Andrew T. Branch Jr.
Notary Public

Andrew T. Branch Jr.
(Printed Name)

My Commission expires: March 29, 2020

