

After Recording Return to:

Emily Kurtz  
South Oak Title Panama City Beach  
13800 Panama City Beach Parkway, Unit 117  
Panama City Beach, FL 32407

This Instrument Prepared by:

Emily Kurtz  
South Oak Title Panama City Beach  
13800 Panama City Beach Parkway, Unit 117  
Panama City Beach, FL 32407  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

34659-000-000

File No.: 20-1430

## WARRANTY DEED

**This Warranty Deed, Made the 3rd day of April, 2020, by The Estate of Jan McMullen and Linda Brown, as Successor Trustee of the Janette Powell McMullen Testamentary Trust Created under That Certain Last Will and Testament Dated May 4, 2017,** whose post office address is: 535 Mount Park Dr., Powder Springs, GA 30127, hereinafter called the "Grantor", to **Todd Jeter and Leah Jeter, Husband and Wife,** whose post office address is: 1453 Church St., Marianna, FL 32448, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)** 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:

Lots 10 and 11, less the East 60 feet, also less the West 30 feet, also less the North 20 feet of Lot 10, Block "D", of Bid-A-Wee Subdivision according to plat on file in the Office of the Clerk of the Circuit Court of Bay County, Florida. Said Subdivision being a part of Section 28, Township 3 South, Range 16 West.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 2020, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Emily Kurtz Linda Brown  
Printed Name: Emily Kurtz The Estate of Jan McMullen

Witness Signature: Larry L. Porter  
Printed Name: Larry L. Porter

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3rd day of April, 2020 by The Estate of Jan McMullen and Linda Brown, as Successor Trustee of the Janette Powell McMullen Testamentary Trust Created under That Certain Last Will and Testament Dated May 4, 2017. He/She/They is/are  Personally Known OR  Produced drivers license (s) as Identification.

Emily Kurtz  
Notary Public Signature  
Printed Name: Emily Kurtz  
My Commission Expires: 01/17/2023  
(SEAL)

