

After Recording Return to:
Christin Carmack
South Oak Title Panama City Beach
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407

This Instrument Prepared by:
Christin Carmack
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):
09002-010-000
File No.: 20-3064

WARRANTY DEED

This Warranty Deed, Made the 12th day of August, 2020, by **Barbara Nichols fka Barbara Phillips Haber**, a married woman whose post office address is: **34572 Pigeon Creek Rd, Red Level, AL 36474**, hereinafter called the "Grantor", to **Jerry W Ownby and Sandra E Ownby, husband and wife**, whose post office address is: **112 Kentucky Ave., Lynn Haven, FL 32444**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Fifty Nine Thousand Dollars and No Cents (\$259,000.00)** 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 6 and the North 1/2 of Lot 7, Block 10, Lynn Haven, according to the plat recorded in Plat Book 5, Page 11, of the Public Records of Bay County, Florida.

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: [Signature] [Signature]
Printed Name: Christin Carmack Barbara Nichols fka Barbara Phillips Haber

Witness Signature: [Signature]
Printed Name: Brooks Tucker

State of Florida
County of BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August, 2020 by Barbara Nichols fka Barbara Phillips Haber, a married woman She is ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

[Signature]
Notary Public Signature (SEAL)
Printed Name: Christin Carmack
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



CHRISTIN CARMACK
Commission # GG 965077
Expires August 4, 2022
Bonded Thru Budget Notary Services