

THIS INSTRUMENT PREPARED BY:
Adam L. Hood, Esq.
626 Magnolia Avenue
Panama City, FL 32401

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED, executed on September 11, 2020, by **KENNETH R. BROOKINS** and wife, **JENNIFER M. BROOKINS**, whose address is 2717 Glenview Avenue, Panama City, Florida 32405, Grantor, to **KENNETH R. BROOKINS** and wife, **JENNIFER M. BROOKINS**, whose address is 2717 Glenview Avenue, Panama City, Florida 32405, Grantee, a life estate, without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the Remaindermen, and to keep absolutely any and all proceeds derived or generated thereby without liability for claims or debts of the Remaindermen. The Grantee has the absolute right and authority to revoke, cancel, amend, divest, replace, change, or otherwise alter the designation of Remaindermen of this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantee's lifetime, in whole or in part, in fee simple, with or without consideration and without joinder of any Remaindermen, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of the Remaindermen. Upon the death of the life tenant, title shall immediately vest in the Remaindermen, **CLAYTON M. BROOKINS** and **KRISTEN B. BROWN**, as joint tenants with full rights of survivorship.

WITNESSETH, that said Grantor for and in consideration of the sum of **TEN (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained for and sold to the said Grantee, and Grantee's assigns forever, the following land, situate, lying and being in Bay County, Florida, to-wit:

The North Half of the North Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter and the South Half of the North Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section Twenty-Seven (27) - Township One (1) North - Range Twelve (12) West - Comprising a total of Five (5) Acres - more or less - situated in Bay County, Florida.

Parcel Number: 02715-000-000

Also Known As: Ivydell Street, Fountain, Florida 32438

This is not the homestead of the Grantor

LEGAL DESCRIPTION FURNISHED BY PARTIES AND NOT VERIFIED BY DRAFTER. THIS DOCUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY AND IS BASED SOLELY ON FACTS PROVIDED BY THE PARTIES HERETO.

Grantor and Grantee are used for singular or plural, as context so admits or requires.

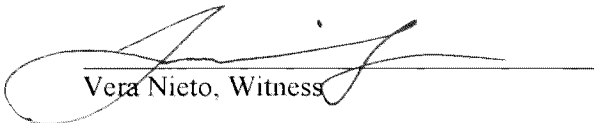
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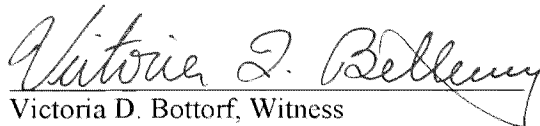
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


KENNETH R. BROOKINS, Grantor


JENNIFER M. BROOKINS, Grantor

Signed, sealed & delivered
in the presence of:


Vera Nieto, Witness


Victoria D. Bottorf, Witness

ACKNOWLEDGEMENT

**STATE OF FLORIDA
COUNTY OF BAY**

I HEREBY CERTIFY that on September 11, 2020, before me in physical presence, **KENNETH R. BROOKINS** and **JENNIFER M. BROOKINS**, who are personally known to me or who have produced the identification identified below, who are the persons described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED and acknowledged before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

☒ To me personally known
____ Identified by _____


Notary Public

