

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 20-1824
Parcel ID: 06616-376-000

Warranty Deed

This Warranty Deed made this 30th day of November, 2020, between Brenda Louise Davis, an unmarried woman, (henceforth referred to as "Grantor") whose post office address is 2501 Dragonfly Lane, Panama City, FL 32405, and **Charly Mayo and Brittany Barker, wife and husband**, (henceforth referred to as "Grantee") of **7562 Whisperwood Drive, Panama City, FL 32404:**

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following land, situate, lying and being in Bay County, Florida to wit.

Commence at the Northwest corner of Lot 22, Shadow Bay Unit One as recorded in Plat Book 14, Page 78 in the Public Records of Bay County, Florida; thence North 85 degrees 48 minutes 00 seconds West along the South right of way line of Whisper Wood Drive 135 feet to the Point of Beginning; thence continue along said right of way line 55 feet; thence South 04 degrees 11 minutes 23 seconds West 115 feet; thence South 85 degrees 48 minutes 00 seconds East 55 feet; thence North 04 degrees 11 minutes 23 seconds East 115 feet to the Point of Beginning. Also Known As.Lot 19, Block B, Shadow Bay Unit 2 Replat, according to the plat thereof, recorded in Plat Book 14, Page(s) 106, of the Public Records of Bay County, Florida.

To Have and To Hold, the same in fee simple forever.

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

The Grantor hereby covenants with said Grantee, her heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[Signature] Witness 1
Printed Name: Deanne M Taylor
[Signature] Brenda Louise Davis

[Signature] Witness 2
Printed Name: JUSTIN J HUGGENS

STATE OF FL
COUNTY OF BAY
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 30th day of November, 2020 by Brenda Louise Davis who () was/were personally known to me, or (X) presented the following identification:
DL

[Signature]
Notary Public
My Commission Expires: _____

(Notary Stamp)
Deanne M. Taylor
Commission # GG157488
Expires: November 2, 2021
Bonded thru Aaron Notary

