

Prepared by:  
H.B. Stivers, Esq.  
Levine & Stivers, LLC  
245 E. Virginia Street  
Tallahassee, FL 32301

**Minimum Documentary Stamps have been affixed to this conveyance as the Grantee is a Florida limited liability company which is wholly owned by Grantor. *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So.2d 913 (Fla. 2005).**

## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 10<sup>TH</sup> day of ~~November~~ <sup>DECEMBER</sup> 2020, by and between BARRON LELAND MERRELL, JR., a single man, whose address is 254 Cascade Road, Columbus, Georgia 31904 (hereinafter referred to as the "Grantor"), and MERRELL REAL ESTATE, LLC, a Florida limited liability company, whose address is 254 Cascade Road, Columbus, Georgia 31904 (hereinafter referred to as the "Grantee").

### **W I T N E S S E T H:**

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, all that certain land situate in Bay County, Florida, more fully described as follows (the "Property"):

Condominium Parcel: Unit 609

Edgewater Tower II, a condominium, all as set forth in the Declaration of Condominium in the exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1074, Page 864, of the Public Records of Bay County, Florida. Together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

The Property is not the Grantor's homestead.

Property Appraiser's Tax Folio No. 34800-269-000

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.

This conveyance is made subject to the following matters: (1) the lien for current taxes and assessments not in default; (2) any and all restrictions, covenants, conditions, and easements, if any relating to the above-described property shown of record in the County and

State above-mentioned; and (3) all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, relating to the above-described property.

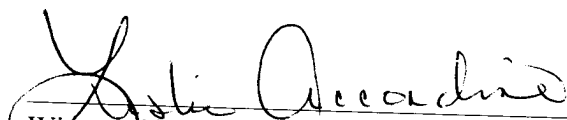
The Grantor does hereby covenant that Grantor (i) is lawfully seized of the Property in fee simple, (ii) has good right and lawful authority to sell and convey the Property, and (iii) warrants and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other, subject to the Permitted Exceptions.


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

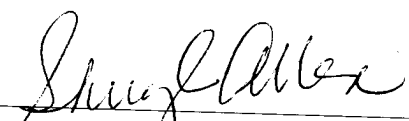
Signed, sealed and delivered  
in the presence of:

WITNESSES:

GRANTOR:

  
Witness Signature  
Printed Name: Leslie Accardino


  
Barron Leland Merrell, Jr.

  
Witness Signature  
Printed Name: Sheryl Allen

STATE OF GEORGIA

COUNTY OF Muscogee

The foregoing instrument was acknowledged before me this 10th day of December 2020, by Barron Leland Merrell, Jr. He/She is ☒ personally known to me or ☐ has produced a \_\_\_\_\_ driver's license as identification.

  
NOTARY PUBLIC  
My Commission Expires:  
(Affix Notary Seal or Stamp)  
