

Prepared By and Return To:
Knight Barry Title Solutions Inc.
Attn: Vicki Hoover
415 Richard Jackson Blvd., Ste. 207
Panama City Beach, FL 32407

Order No.: 1192489

Property Appraiser's Parcel I.D. (folio) Number:
34030-150-100

WARRANTY DEED

THIS WARRANTY DEED dated January 15, 2021, by Kirk T. Morford and Natasha Morford, husband and wife, whose post office address is 3003 Diver Loop, The Villages, Florida 32163 (the "Grantor"), to Kelly Anne Allen and Thomas Jay Allen, husband and wife, whose post office address is 326 Johnson Bayou Dr, Panama City Beach, Florida, 32407 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of BAY, State of Florida, viz:

Lot 56, Breakfast Point Phase 2A, according to the map or plat thereof, recorded in Plat Book 24, Page(s) 86 through 88, inclusive, Public Records of Bay County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Joseph S. Conway
Printed Name of First Witness

[Signature]
Witness Signature

Sophia L Bryant
Printed Name of Second Witness

[Signature]
Kirk T. Morford

[Signature]
Natasha Morford

Grantor Address:
3003 Diver Loop
The Villages, FL 32163

STATE OF Florida
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of
☒ Physical Presence or ☐ Online Notarization
this 15th of January, 2021, by Kirk T. Morford and Natasha Morford.

[Signature]
Notary Public: Sophia L Bryant
Notary Public, State of Florida

Produced identification:

☒ driver's license / state identification card
☐ other: _____

