

After Recording Return to:

Grace Trucks
South Oak Title Panama City Beach
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407

This Instrument Prepared by:

Grace Trucks
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):

35623-020-000

File No.: 20-6273

WARRANTY DEED

This Warranty Deed, Made the 29 day of January, 2021, by Terril Scott Properties, LLC, whose post office address is: P.O. Box 687, Brinson, GA 39825, hereinafter called the "Grantor", to A & M Stavba, LLC, whose post office address is: 608 Le Grand Drive, Panama City Beach, FL 32413, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Three Thousand Dollars and No Cents (\$103,000.00)** 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:

Lot 268, according to the plat of Rivera Beach, as recorded in Plat Book 8, Page 59, in the Office of the Clerk of the Circuit Court of the 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 2021, 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] TERRIL SCOTT PROPERTIES, LLC
Printed Name: Wynna Williams ✓ [Signature]
Terril Scott, dba

Witness Signature: [Signature]
Printed Name: Rhonda Schiffer

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of January, 2021 by Terril Scott Properties, LLC. He/She/They is/are Personally Known OR Produced _____ as Identification.

[Signature]
Notary Public Signature (SEAL)
Printed Name: Rhonda Schiffer
My Commission Expires: February 29, 2021

