

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III  
Hall & Runnels  
4399 Commons Drive East  
Suite 300  
Destin, Florida 32541

21-0171

(The space above is provided for recording information)

**WARRANTY DEED**

THIS WARRANTY DEED made this 29 day of March, 2021, between **James Randal Fuller and Jessica E Fuller, husband and wife**, whose mailing address is 509 Woodward Ave, Muscle Shoals, Alabama 35661, hereinafter referred to as "grantor", and **John Murray and MaryBeth Murray, husband and wife**, whose mailing address is 720 High Hill Ct, Lake Saint Louis, Missouri 63367, hereinafter referred to as "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 Dollars (\$10.00) and other good and valuable consideration, receipt of which 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, viz:

Condominium Unit: 705

MAJESTIC BEACH TOWER II, A CONDOMINIUM, together with an undivided interest in the common elements, all as set forth in the Declaration of Condominium and the exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2743, Page 949, of the Public Records of Bay County, Florida, and as may be amended from time to time, together with all of its appurtenances according to the Declaration of Condominium. Subject, However, to all of the provisions of the Declaration of Condominium.

Parcel Identification No. 34881-577-046

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2021 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said grantee that 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 December 31, 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 our presence as witnesses:

Kathleen J Perkins  
witness #1 signature

James Randal Fuller  
James Randal Fuller - Seller

Kathleen J Perkins  
print witness #1 name

Jordan R Green  
witness #2 signature

Jessica E Fuller  
Jessica E Fuller - Seller

JORDAN R GREEN  
print witness #2 name

(witnesses as to both signatures)

STATE OF Florida  
COUNTY OF Piellas

The foregoing instrument was acknowledged before me by mean of  physical presence or  online notarization this 25<sup>th</sup> day of March, 2021, by James Randal Fuller and Jessica E Fuller, husband and wife who: (Notary must check applicable box)

- is personally known to me.
- produced a current \_\_\_\_\_ (state) driver's license as identification.
- produced \_\_\_\_\_ as identification.



CYNTHIA D MCRIGHT  
Commission # GG 111829  
Expires July 15, 2021  
Bonded Thru Budget Notary Services

(notary seal)

Cynthia D. McRight  
Notary Public

Cynthia D. McRight  
print Notary Name  
My Commission Expires: 7/15/21