

Prepared by:  
Heather K Hudson, Esquire  
Hand Arendall Harrison Sale LLC  
304 Magnolia Ave.  
Panama City, FL 32401

Parcel Identification Number: 08413-294-000

## **WARRANTY DEED**

This indenture made on November 14, 2021, by

**Barbara Benefield**  
hereinafter called the "grantor", to

**Barbara P. Benefield**  
whose address is: 6914 GRASSY POINT RD. Southport Fla 32409  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual,  
and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 10, Block B, Fanning Branch, according to the plat thereof, recorded in Plat Book 15, Page 7, of the Public Records of Bay County, Florida.**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**NO TITLE SEARCH WAS PERFORMED ON THE PROPERTY DESCRIBED. NO LIABILITY ASSUMED BY THE PREPARER AS TO THE STATUS OR MARKETABILITY.**

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

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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 December 31<sup>st</sup> of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Barbara Benefield  
Barbara Benefield

Signed, sealed and delivered in our presence:

John Hunt  
Witness Signature

Print Name: John Hunt

Timothy Farrell  
Witness Signature

Print Name: TIMOTHY M FARRELL

State of **Florida**

County of Bay

Barbara A Benefield  
on 22<sup>nd</sup> Nov 2021  
**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me by 22<sup>nd</sup> Nov 2021 physical presence or online notarization, on 11/22/21, 2021, by, Barbara Benefield, who is personally known to me or has produced a valid driver's license as identification.

Timothy Farrell  
NOTARY PUBLIC



Notary Print Name

**TIMOTHY M FARRELL**  
Commission # GG 265845  
Expires February 12, 2023  
Bonded Thru Budget Notary Services

My Commission Expires: \_\_\_\_\_