

**This Instrument prepared
Without review of title or survey by:**
RHETT J. WILLIAMS, ESQ.
CLARK PARTINGTON
125 East Intendencia Street
Pensacola, Florida 32502

Parcel Id No.: 14191-010-000

WARRANTY DEED
(131 W 23rd Street)

KNOW ALL MEN BY THESE PRESENTS, that **BEN F. BEARD**, individually, and **BEN F. BEARD**, as **Trustee of the Joan Wood Beard Residuary Trust under the Last Will and Testament of Joan W. Beard Dated 11/21/2003** (collectively the "Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby grants, alienates, remises, releases, conveys and confirms unto **BEARD FAMILY PROPERTIES, L.P., a Georgia limited partnership**, whose address is 307 N Oak Street, Troy, Alabama 36081 (the "Grantee"), and to its successors, heirs and assigns forever, all of Grantors' interest in and to the following described real property (the "Property"), situate, lying and being in *Bay County, Florida*, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions, instruments and matters of record or appearing on the plat or otherwise common to the subdivision, if the Property is in a subdivision; valid easements and mineral reservations of record affecting the Property, if any; and taxes for the current year and subsequent years; all of which are not hereby reimposed.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of an indefeasible estate in fee simple in the Property, and have a good right to convey the same; that it is free of lien or encumbrance; and Grantors hereby fully warrant the title to Property and will defend the same against all persons lawfully claiming the same

[SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, Grantors have hereunto set hand and seal effective as of the 30 day of December, 2021.

Signed, sealed and delivered in the Presence of the following witnesses:

[Signature]
[Signature of First Witness]

Ben F Beard
BEN F. BEARD

Ross Jirright
[Type/Print name of First Witness]

Tracey Jones
[Signature of Second Witness]

Tracey Jones
[Print/Type Name of Second Witness]

STATE OF ALABAMA

COUNTY OF PIKE

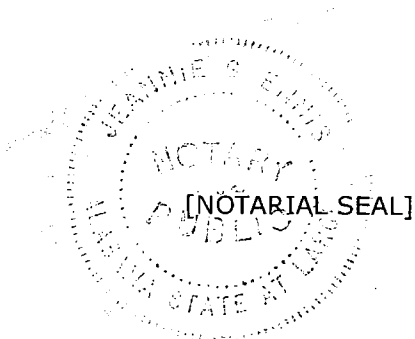
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of December, 2021, by BEN F. BEARD, who is personally known to me or who has produced state issued driver's license as identification.

Jeanne B. Ennis
[Signature of Notary Public]
JEANNE B. ENNIS
[Print, Type, or Stamp Name of Notary Public]

STATE OF ALABAMA AT LARGE

Commission Number: _____

My Commission Expires: 01/28/2023



[ADDITIONAL SIGNATURE PAGE FOLLOWS.]

Signed, sealed and delivered in the Presence of the following witnesses:

Joan Wood Beard Residuary Trust under the Last Will and Testament of Joan W. Beard dated 11/21/2003

[Signature]
[Signature of First Witness]

By: [Signature]
BEN F. BEARD, Trustee

Ross Tinright
[Type/Print name of First Witness]

[Signature]
[Signature of Second Witness]

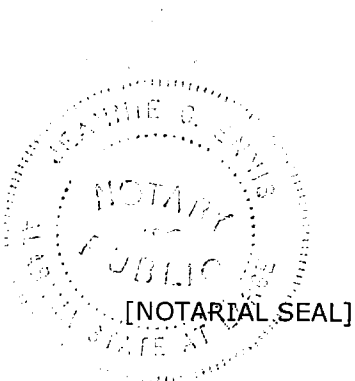
Tracey Jones
[Print/Type Name of Second Witness]

STATE OF ALABAMA
COUNTY OF ALBANY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of December, 2021, by BEN F. BEARD, as Trustee of the Joan Wood Beard Residuary Trust under the Last Will and Testament of Joan W. Beard Dated 11/21/2003, on behalf of the Trust, who is personally known to me or who has produced state issued driver's license as identification.

[Signature]
[Signature of Notary Public]
JEANNIE C. ENNIS
[Print, Type, or Stamp Name of Notary Public]

STATE OF ALABAMA AT LARGE
Commission Number: _____



A4483558.DOCX

EXHIBIT "A"

Store #640:

Commence at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 32, Township 3 South, Range 14 West, Bay County, Florida; thence South 01 degrees 38' 32" West along the West line of said Northeast Quarter of the Northeast Quarter for 50.00 feet; thence South 88 degrees 38' 22" East for 50.00 feet to the intersection of the South right of way line of 23rd Street and the East right of way line of Jenks Avenue for the Point of Beginning; thence continue South 88 degrees 38' 22" East along said South right of way of 23rd Street for 163.28 feet; thence South 01 degrees 51' 13" West 157.26 feet; thence North 88 degrees 38' 22" West parallel with said South right of way line of 23rd Street for 162.70 feet to said East right of way line of Jenks Avenue; thence North 01 degrees 38' 32" East along said East right of way line of Jenks Avenue for 157.26 feet to the Point of Beginning. Said Parcel being bounded on the North by the South right of way line of 23rd Street, on the South by a line parallel with and 157.26 feet South of the South right of way line of 23rd Street, on the West by the East right of way line of Jenks Avenue and on the East by a line parallel with and 5.00 feet West of the back of a concrete curb.

Store #641:

Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 4 South, Range 13 West, Bay County, Florida; thence South 00 degrees 10' 53" East, along the West line of the Northeast Quarter of the Northwest Quarter of said Section 18 for 1342.03 feet to the South right of way line of Lake Drive; thence South 89 degrees 49' 44" West, along said South right of way line for 783.77 feet to the West right of way line of Burkett Avenue; thence South 00 degrees 10' 17" East along said West right of way line for 1264.24 feet to the North right of way line of Hickory Street; thence South 89 degrees 55' 23" West, along said North right of way line for 237.4 feet to the Point of Beginning; thence continue South 89 degrees 55' 23" West, along said North right of way line for 241.89 feet to the East right of way line of U.S. 98; thence North 00 degrees 19' 39" West, along said East right of way line for 189.15 feet; thence North 89 degrees 50' 30" East, for 242.00 feet; thence South 00 degrees 17' 35" East, for 189.49 feet to the Point of Beginning.