

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):  
33938-000-000  
File No.: 21-6428

## WARRANTY DEED

**This Warranty Deed**, Made the 14th day of January, 2022, by **QHSl, LLC, A Florida limited liability Company and Alpha First Construction, Inc., a Florida Corporation**, whose post office address is: **403 Geneva Ave, Panama City, FL 32407**, hereinafter called the "Grantor", to **Tony Casebolt and Pamela Casebolt, husband and wife**, whose post office address is: **845 Brown Store Road NW, Acworth, GA 30101**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Five Hundred Fifty Two Thousand Dollars and No Cents (\$552,000.00)** 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 14, Block I, Open Sands, according to the map or plat thereof, as recorded in Plat Book 8, Page 67, of the Public Records of Bay County, Florida.

**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 2022, 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: *Grace Trucks*

Printed Name: Grace Trucks

QHSI, LLC, A FLORIDA LIMITED LIABILITY COMPANY

*Agnes Fedcov*  
Agnes Fedcov  
Managing Member

Witness Signature: *Larry L. Porter*

Printed Name: Larry L. Porter

ALPHA FIRST CONSTRUCTION, INC., A FLORIDA CORPORATION

*Slav Dolis*  
Slav Dolis  
President

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of January, 2022 by Agnes Fedcov, managing member of QHSI, LLC, A Florida limited liability Company and Slav Dolis, President of Alpha First Construction, Inc., a Florida Corporation. He/She/They is/are ☒ Personally Known OR ☐ Produced \_\_\_\_\_ as Identification.

*Grace Trucks*  
Notary Public Signature

(SEAL)

Printed Name: Grace Trucks

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

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

