

Prepared by and return to:
Novak Law Group, PLLC
402 Reid Avenue
Port St. Joe, Florida 32456

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of January 2022 between RONALD WILSON AND WILLIAM M. GILLEN, III, as Co-Successors Trustees of THE KATHERYNE L. WILSON REVOCABLE TRUST under agreement dated April 17, 2007 and RONALD WILSON AND WILLIAM M. GILLEN, III, individually and whose post office address is Post Office Box 3271 Gainesville, Georgia 30503 grantor*, and TIMOTHY O'NEAL FLANAGAN, a married person and whose post office address is 400 North Orange Avenue, Dothan, Alabama 36303 grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Lot 2, Block C, Unit No. 4 Mexico Beach, according to the map or plat thereof as recorded in Plat Book 7 at Page 30 of the Public Records of Bay County, Florida

THIS IS NOT THE HOMESTEAD OF THE GRANTOR

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

THE KATHERYNE L. WILSON REVOCABLE TRUST
under Agreement dated April 17, 2007

Marilyn Lopez
Witness

Ronald Wilson (Seal)
RONALD WILSON, Co-Successor Trustee

Marilyn Jennings
Printed Name of Witness

Ronald Wilson (Seal)
RONALD WILSON, individually

Elizabeth Esteves
Witness

William M. Gillen III (Seal)
WILLIAM M. GILLEN, III, Co-Successor Trustee

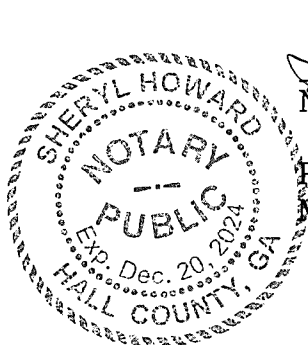
Elizabeth Esteves
Printed Name of Witness

William M. Gillen III (Seal)
WILLIAM M. GILLEN, III, individually

STATE OF GEORGIA

COUNTY OF HALL

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 6th, day of January 2022 by RONALD WILSON AND WILLIAM M. GILLEN, III, as Successor Trustees of THE KATHERYNE L. WILSON REVOCABLE TRUST under Agreement dated April 17, 2007 and individually and (☒) who are personally known to me or () who have produced a valid driver's license as identification.



Sheryl Howard
NOTARY

PRINTED NAME: Sheryl Howard
MY COMMISSION EXPIRES: