

**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**

**CORRECTIVE WARRANTY DEED**

*(131 W 23<sup>rd</sup> 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.

***This Corrective Warranty Deed is being executed and recorded to correct that certain deed from Grantors to Grantee recorded at Book 4509 Page 689 of the Official Records of Bay County, Florida. Such deed inadvertently contained two (2) legal descriptions on Exhibit "A" of the deed. The first legal description describes that certain parcel of real property located at 131 23rd Street W, Panama City, Florida 32405 (the "Subject Parcel"). The second of such legal descriptions describes that certain parcel of real property located at 435 Tyndall Parkway South, Panama City, Florida 32404 (the "Accidental Parcel"). Exhibit "A" of the deed from Grantors to Grantee recorded at Book 4509 Page 689 of the Official Records of Bay County, Florida, inadvertently included the legal descriptions of both the Subject Parcel and the Accidental Parcel. This Corrective Warranty Deed is executed to confirm that the property subject to this conveyance is the Subject Property, as properly identified on Exhibit "A" attached hereto.***

NOTICE TO CLERK: This instrument is executed and recorded to correct the legal description subject to the conveyance of the above-described Property from Grantors to Grantee, as reflected on the prior conveyance recorded at Book 4509 Page 689 of the Official Records of Bay County, Florida. This Corrective Deed is exempt from documentary stamp tax pursuant to section 12B-4.014(3), *Florida Administrative Code*.

IN WITNESS WHEREOF, Grantors have hereunto set hand and seal effective as of the 3<sup>rd</sup>  
day of February, 2022.

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

[Signature]  
[Signature of First Witness]

[Signature]  
**BEN F. BEARD**

Norman Bean  
[Type/Print name of First Witness]

[Signature]  
[Signature of Second Witness]

Peggy A. Herring  
[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 3<sup>rd</sup> day of February, 2022, by BEN F. BEARD, who  is personally known to me or who  has produced state issued driver's license as identification.

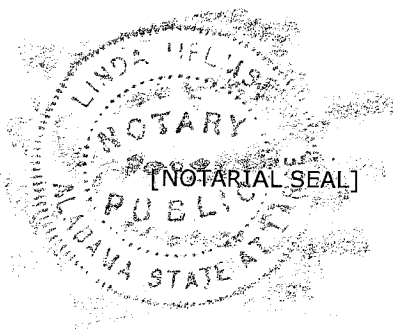
[Signature]  
[Signature of Notary Public]

Linda Helms  
[Print, Type, or Stamp Name of Notary Public]

STATE OF AL AT LARGE

Commission Number: 66331208

My Commission Expires: 7-19-23



LINDA HELMS  
Notary Public, AL State at Large  
My Comm. Expires July 19, 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**

*Norman Bean*  
[Signature of First Witness]

By: *Benny Beard*  
**BEN F. BEARD, Trustee**

Norman BEAN  
[Type/Print name of First Witness]

*Peggy A. Herring*  
[Signature of Second Witness]

Peggy A. Herring  
[Print/Type Name of Second Witness]

STATE OF Alabama

COUNTY OF Coventry

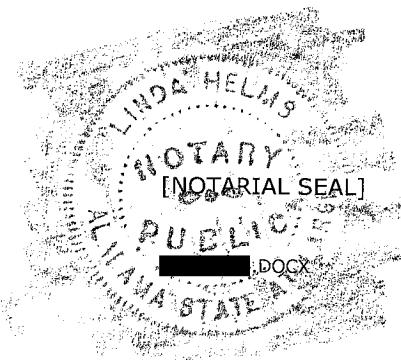
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of February, 2022, by BEN F. BEARD, as Trustee of the Joan Wood Beard Residuary Trust under the Last Will and Testament of Joan W. Beard Dated 11/21/2003, on behalf of the Trust, who  is personally known to me or who  has produced state issued driver's license as identification.

*Linda Helms*  
[Signature of Notary Public]

Linda Helms  
[Print, Type, or Stamp Name of Notary Public]

STATE OF AL AT LARGE

Commission Number: 66331208



LINDA HELMS  
Notary Public, AL State at Large  
My Comm. Expires July 19, 2023

**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 23<sup>rd</sup> 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 23<sup>rd</sup> 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 23<sup>rd</sup> 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 23<sup>rd</sup> Street, on the South by a line parallel with and 157.26 feet South of the South right of way line of 23<sup>rd</sup> 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.