

Prepared by and Return to:
Allison Carter
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #40000-400-003
File- MFL-2252742
Consideration Amount \$295,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this February 25, 2022 between A.L.E. Properties, LLC, a Florida Limited Liability Company, whose business address is: 6304 Harrow Trce , Norcross, GA 30092, hereinafter called the "Grantor"*, and Eddie Troutman, whose address is: 3905 Summit Chase , Gainesville, GA 30506, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

Unit 103, Carillon Beach Inn, a Condominium, as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2913, Page 109, Public Records of Bay County, Florida, Together with an undivided interest in the common elements if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.

MORE COMMONLY KNOWN AS: 114 Carillon Market Street, Unit 103, Panama City Beach, FL 32413

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

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

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

A.L.E Properties LLC

By: [Signature]
Andrew J. Economos, Managing Member

[Signature]
Witness #1 Signature
Thomas Johnstone
Witness #1 Print Name

[Signature]
Witness #2 Signature
ANDREW LORIMER
Witness #2 Print Name

State of Georgia ; County of Fulton

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 24 day of February, 2022 by: Andrew J. Economos as Managing Member of A.L.E. Properties, LLC, a Florida Limited Liability Company, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: DL as identification. \$ 2124 201

[Signature]
Notary Public

My Commission Expires: April 18, 2023

