

PREPARED BY:

KRISTINA PAULTER, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

JACQUELINE WARD
KUMAR, PRABHU, PATEL & BANERJEE, LLC
990 HAMMOND DRIVE
ONE LAKESIDE COMMONS, SUITE 800
ATLANTA, GA 30328

PARCEL ID NO.: 323-82-080-000

PURCHASE PRICE PAID: \$10.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.70

Corrective Warranty Deed

THIS CORRECTIVE WARRANTY DEED is made on April 19, 2022, by ILA PATEL, an unmarried woman, whose address is 11370 Donnington Drive, Johns Creek, GA 30097 (herein, "Grantor"), to ILA N. PATEL, an unmarried woman, and AMISH PATEL, an unmarried man, as joint tenants with right of survivorship, whose address is 181 Tye Street, Atlanta, GA 30316 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Bay, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5801 Thomas Drive, Unit 719, Panama City Beach, FL 32408

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

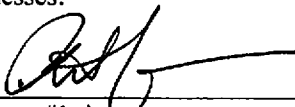
THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT THE MARITAL STATUS OF GRANTEE ON THAT CERTAIN WARRANTY DEED RECORDED ON MAY 4, 2022 AT BOOK 4559, PAGE 613.

EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Witnesses:

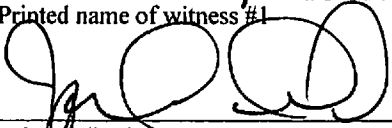
Grantor:



Witness #1 signature

Ritu V. Gordon

Printed name of witness #1



Witness #2 signature

JACQUELIN WARD

Printed name of witness #2

ILA N Patel

ILA PATEL

STATE OF Georgia
COUNTY OF Fulton

This instrument was acknowledged before me, by means of [] physical presence or [] online notarization, on April 19, 2022, by ILA PATEL, [] who is personally known to me OR [] who has produced DL as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]

Martina S. Davenport

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-15-2025



EXHIBIT A

CONDOMINIUM UNIT NO. 719 OF REGENCY TOWERS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 516, PAGE 267, AND AS AMENDED IN OFFICIAL RECORDS BOOK 521, PAGE 157, OFFICIAL RECORDS BOOK 532, PAGE 252; OFFICIAL RECORDS BOOK 611, PAGE 166; OFFICIAL RECORDS BOOK 611, PAGE 168; OFFICIAL RECORDS BOOK 870, PAGE 193; OFFICIAL RECORDS BOOK 1074, PAGE 1670; OFFICIAL RECORDS BOOK 1193, PAGE 1659; OFFICIAL RECORDS BOOK 1242, PAGE 681; OFFICIAL RECORDS BOOK 1310, PAGE 1609; OFFICIAL RECORDS BOOK 1404, PAGE 1192; OFFICIAL RECORDS BOOK 1876, PAGE 1041; OFFICIAL RECORDS BOOK 1897, PAGE 895 AND OFFICIAL RECORDS BOOK 2226, PAGE 2355 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND TOGETHER WITH AND SUBJECT TO THE TERMS PROVISIONS AND CONDITIONS IN THE DECLARATION OF CONDOMINIUM.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

ILA N. PATEL
AMISH PATEL
181 Tye Street
Atlanta, GA 30316

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.