

Prepared by and return to:

Lisa Shaffer  
Provident Title, LLC  
10343 East County Highway 30A  
Suite E104  
Inlet Beach, FL 32461  
(850) 837-2208  
File No 2022-569

Parcel Identification No 35249-005-007

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## WARRANTY DEED

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

**This indenture made the 17th day of June, 2022 between Clayton Properties Group, Inc., a Tennessee corporation, DBA Harris Doyle Homes Inc., an Alabama corporation, whose post office address is 3111 Timberlake Drive, Birmingham, AL 35243, of the County of Jefferson, State of Alabama, Grantor, to Jason E. Rudakas and Paige Lewis Rudakas, husband and wife, whose post office address is 341 Timberview Trail, Chelsea, AL 35043, Thomas A. Lewis and Amy Evans Lewis, husband and wife, whose post office address is 137 Elyton Drive, Birmingham, AL 35242, as tenants in common, Grantees:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

LOT C7

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 31, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA; THENCE RUN S 01°51'09" W, A DISTANCE OF 299.74 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKEVIEW DRIVE (33 FOOT RIGHT OF WAY), SAID POINT BEING MARKED BY A 1/2" CAPPED IRON ROD (NO IDENTIFICATION); THENCE ALONG SAID RIGHT OF WAY LINE RUN S 88°28'37" E, A DISTANCE OF 173.58 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N 01°31'23" E, A DISTANCE OF 13.03 FEET; THENCE RUN S 88°08'51" E, A DISTANCE OF 124.50 FEET TO THE POINT OF BEGINNING; THENCE RUN S 88°08'51" E, A DISTANCE OF 24.00 FEET; THENCE RUN N 01°51'09" E, A DISTANCE OF 58.00 FEET; THENCE RUN N 88°08'51" W, A DISTANCE OF 24.00 FEET; THENCE RUN S 01°51'09" W, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING.

**Grantor warrant** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Debra Gruber  
WITNESS  
PRINT NAME: Debra Gruber

Sara Bryant  
WITNESS  
PRINT NAME: Sara Bryant

STATE OF ALABAMA  
COUNTY OF Jefferson

Clayton Properties Group, Inc., a Tennessee corporation, DBA  
Harris Doyle Homes Inc., an Alabama corporation

By: Ashley Miller  
Ashley Miller  
Its: Assistant Secretary

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ☒ online notarization this 12 day of May, 2022 by Ashley Miller as Assistant Secretary of Clayton Properties Group, Inc. DBA Harris Doyle Homes, a FL Corporation, on behalf of the Corporation.

Tina P. Cook  
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: ☒ My Commission Expires  
OR Produced Identification: \_\_\_\_\_ November 19, 2025

Type of Identification Produced: \_\_\_\_\_

