

Prepared by and Return to:  
Terri Kiefer  
MTI Title Insurance Agency, Inc.  
1714 W. 23rd Street, Suite F  
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #05920-000-000  
File- MFL-2254909  
Consideration Amount \$525,000.00

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### WARRANTY DEED

**This Indenture, Made this September 21, 2022, between Elizabeth W. Bodiford, as Personal Representative of the Estate of Larry A. Bodiford, Deceased, Harriet B. Jernigan, Charles Mayo Bodiford, Thomas Jeffrey Bodiford, Jr. a/k/a Thomas Jeffery Bodiford, II and Carol Ellen Hargraves, hereinafter called the "Grantor"\*, and, Khanbaba Properties, LLC, whose post office address is: 2600 Bayleaf Court , Panama City, FL 32405, 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:

**BEGINNING ATA POINT 677.75' EAST AND 551.40' NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAYCOUNTY, FLORIDA; THENCE S 13°52'26" E FOR 157.72' TO THE NORTH R/W LINE OF U.S. HIGHWAY 231; THENCE RUN S 51°23'22"W ALONG SAID R/W LINE FOR 317.94'; THENCE DEPARTING SAID R/W LINE RUN N 01°04'54"E FOR 1118.94'; THENCE RUN S 13°52'26" E FOR 790.28 FEET TO THE POINT OF BEGINNING.**

**SAID PARCEL CONTAINING A PORTION OF LOTS 40, 41, 55, 56 AND 57 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAYCOUNTY, FLORIDA.**

**LESS ANY PORTION OF THE LAND LOCATED WITHIN THE RIGHT OF WAY FOR U.S. HIGHWAY 231 AND THE RIGHT OF WAY FOR THE ATLANTA AND ST. ANDREWS BAY RAILROAD.**

Property Address: 4403 Hwy 231, Panama City, FL 32404

**Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.**

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.

Elizabeth W. Bodiford, as Personal Representative of the Estate of Larry A. Bodiford, deceased

Elizabeth W. Bodiford  
Harriet B. Jernigan  
Harriet B. Jernigan

[Signature]  
Charles Mayo Bodiford

Thomas Jeffrey Bodiford II  
Thomas Jeffrey Bodiford, Jr. a/k/a Thomas Jeffery Bodiford II

[Signature]  
Carol Ellen Hargraves

[Signature]  
Witness #1 Signature

Terrri Kiefer  
Witness #1 Print Name

[Signature]  
Witness #2 Signature

Deborah Hunt  
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this September 21, 2022 by: Elizabeth W. Bodiford, as Personal Representative of the Estate of Larry A. Bodiford, deceased, Harriet B. Jernigan, Charles Mayo Bodiford, Thomas Jeffrey Bodiford, Jr. a/k/a Thomas Jeffery Bodiford, II and Carol Ellen Hargraves who is/are personally known by me or who has/have produced: \_\_\_\_\_ as identification.

[Signature]  
Notary Public

NOTARY PUBLIC  
TERRI KIEFER  
Commission # HH 174744  
Expires October 16, 2025  
My Commission Expires  
Provided Through Notary Services