

Prepared by:  
Aqua Title Services  
36150 Emerald Coast Parkway, Suite 101  
Destin, Florida 32541

## Corporate Warranty Deed

THIS WARRANTY DEED made this September 23, 2022 A.D., By **Lucky Strike Realty, LLC, a Georgia limited liability company**, a Limited Liability Company, existing under the laws of the State of Georgia, whose post office address is: 125 Clairemont Avenue, Suite 420, Decatur, Georgia 30030, hereinafter called the Grantor, to **David A. Mitchell and Evelyn J. Mitchell, husband and wife**, whose post office address is: 3828 James Hill Circle, Birmingham, Alabama 35226, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to wit::

Condominium Unit No. 310, CARILLON BEACH INN, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2913, at Page 109, of the Public Records of Bay County, Florida. The above description includes but is not limited to all appurtenances to the Condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel Identification Number: **40000-400-040**

**Subject** to taxes for the current year, covenants, restrictions and easements of record, if any.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

**SIGNATURE(S) ON THE FOLLOWING PAGE**

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written

**Signed and Sealed in Our Presence:**

**Lucky Strike Realty, LLC, a Georgia Limited Liability Company**

Melissa Lane

JSF

Witness Printed Name Melissa Lane

By: **J. Benjamin Finley**  
Its: **Authorized Manager**

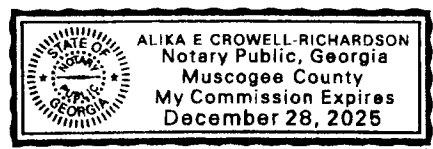
Alika E. Crowell Richardson

(Corporate Seal)

Witness Printed Name Alika Eugenia Crowell-Richardson

STATE OF Georgia  
COUNTY OF Muscogee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22nd day of September, 2022, by J. Benjamin Finley, as the Authorized Manager of Lucky Strike Realty, LLC, a Georgia Limited Liability Company, on behalf of said corporation. He/She is personally known to me or has produced a valid government issued photo ID as identification.



Alika E. Crowell Richardson  
Notary Public  
Print Name: Alika Eugenia Crowell-Richardson  
Commission Number: W-00536144  
My Commission Expires: 12/28/2025

{NOTARY SEAL}