

Prepared by:
Lisa Whitman
Omega National Title Agency, LLC
12135 Panama City Beach Parkway
Panama City Beach, Florida 32407

File Number: 22-0079LW

General Warranty Deed

Made this November 29, 2022 A.D. By **Clarice P Lambert, Personal Representative of the Estate of John Paul Palmer and Stephen E Griffin, Personal Representative of the Estate of John Paul Palmer and Dennis A Palmer**, whose address is: 1279 Amherst Road, Panama City, Florida 32405, hereinafter called the grantor, to **Anthony Patterson and Linda Powell**, whose post office address is: 101 Mar Walt Dr. 109, Fort Walton Beach, Florida 32547, 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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Parcel A

Lot 31, Block 4, OXFORD PLACE UNIT NO. 2, according to the plat thereof recorded in Plat Book 10, Page 25, of the Public Records of Bay County, Florida.

Parcel B

The South 26 feet of Lot 31-A, Block 4, OXFORD PLACE UNIT NO. 2, according to the plat thereof recorded in Plat Book 10, Page 25, of the Public Records of Bay County, Florida.

Parcel ID Number: 13289-000-000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 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, 2022

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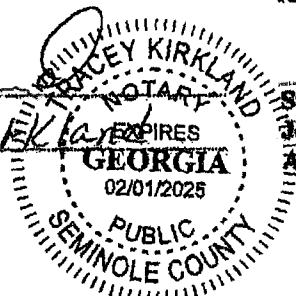
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Whitman
Witness Printed Name Lisa Whitman

Clarice P Lambert (Seal)
Clarice P Lambert, Personal Representative of the Estate of
John Paul Palmer
Address: 1279 Amherst Road, Panama City, Florida 32405

Tracey Kirkland
Witness Printed Name Tracey Kirkland



Stephen E Griffin (Seal)
Stephen E Griffin, Personal Representative of the Estate of
John Paul Palmer
Address: 1279 Amherst Road, Panama City, Florida 32405

Lisa Whitman
Witness Printed Name Lisa Whitman

Clarice P Lambert (Seal)
Clarice P Lambert, Individually
Address: 1279 Amherst Road, Panama City, Florida 32405

Tracey Kirkland
Witness Printed Name Tracey Kirkland

Stephen E Griffin (Seal)
Stephen E Griffin, Individually
Address: 1279 Amherst Road, Panama City, Florida 32405



Dennis A Palmer (Seal)
Dennis A Palmer, Individually
Address: 1279 Amherst Road, Panama City, Florida 32405

Prepared by:
Lisa Whitman
Omega National Title Agency, LLC
12135 Panama City Beach Parkway
Panama City Beach, Florida 32407

File Number: 22-00791.W

State of Georgia
County of Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this 29th day of November 2022, by Stephen E Griffin

Tracey Kirkland

Signature of Notary Public

Personally Known OR

Produced Identification

Type of Identification Produced:

GA License



[SEAL]
Notary

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Lisa Whitman
Omega National Title Agency, LLC
12135 Panama City Beach Parkway
Panama City Beach, Florida 32407

File Number: 22-0079LW

State of FL
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of November 2022, by Clarice P Lambert and Dennis A Palmer

Lisa Whitman

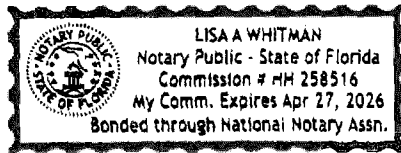
Signature of Notary Public

Personally Known OR

Produced Identification

Type of Identification Produced:

DL's



[SEAL]
Notary