

This Instrument Prepared By:

**Amy Moore**  
12805 U.S. 98 East  
E201  
Inlet Beach, FL 32461

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **SRB-23-6461**

Property Appraisers Parcel I.D. (Folio) Number(s):  
**30166-527-000**

### **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **February 13, 2023**, by **Keith Brown, an unmarried man (herein referred to as “Grantor,” whether one or more)**, whose mailing address is 7445 West Fayetteville Road, Riverdale, GA 30296, and **Elohim Investments of Georgia, LLC, a Georgia Limited Liability Company**, (herein referred to as “Grantee”), whose mailing address is \_\_\_\_\_

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

**Unit No. 6-C of Greenwood Estates III, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 956, Page 1853, and all Exhibits and Amendments thereof, Public Records of Bay County, Florida, together with an undivided share in the common elements appurtenant thereto.**

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida. **TOGETHER** with all 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 **2022**, reservations, restrictions, and easements of record, if any.

\*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 8<sup>th</sup> day of February, 2023

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

Khyaisa Jackson  
WITNESS  
PRINT NAME: Khyaisa Jackson

Keith Brown  
Keith Brown

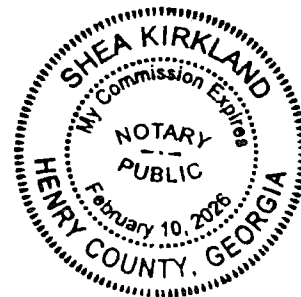
Shea Kirkland  
WITNESS  
PRINT NAME: Shea Kirkland

STATE OF FLORIDA  
COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 8<sup>th</sup> day of February, 2023, by Keith Brown.

Shea Kirkland  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: DRIVER'S license



After Recording Return to:  
Amy Moore  
South Oak Title - SRB  
12805 U.S. 98 East, E201  
Inlet Beach, FL 32461