

Prepared by and return to:

Wade H. Coleman
Coleman Talley LLP
P.O. Box 5437
Valdosta, Georgia 31603-5437
File No.: 33116.018

(Space Above This Line for Recording Data)

QUIT CLAIM DEED
(Bay County Property)

THIS **QUIT CLAIM DEED**, executed this 30th day of November 2022, by **DOUGLAS S. RUFF and JANN E. RUFF**, whose address is 8302 Vickers Road, Hahira, Georgia 31632-3214 parties of the first part ("Grantor") to **DJRUFF PROPERTIES, LLC**, a Georgia limited liability company, whose address is 600 GA Hwy 122 W, Hahira, Georgia 31632, party of the second part ("Grantee").

WITNESSETH, Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all its right, title interest, claim and demand which the said Grantor may have in and to the following described parcel of land situate, lying and being in Bay County, Florida, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN AND MADE A PART HEREOF.

Tax Identification No.: 04719-000-000

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behalf of the Grantee forever.

Grantor represents and covenants that no part of the land, or of any adjacent land, constitutes their homestead under the constitution and statutes of the State of Florida.

This conveyance is subject to that certain Mortgage and Security Agreement in favor of Madison County Community Bank recorded in OR Book 4129, Page 133, in the Official Records of the Clerk of Court, Bay County, Florida; as modified by that certain Modification of Mortgage recorded in OR Book 4617, Page 2250, aforesaid records.

This conveyance is made at the request of the Grantor and without the benefit of a title exam.

IN WITNESS WHEREOF, Grantor has set her hand the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in our presence:

Tanner W. Branham
(Signature of Witness)

Tanner W. Branham
Printed Name of Witness

Douglas S. Ruff
Douglas S. Ruff

Jodee Tidwell
(Signature of Witness)

Jodee Tidwell
Printed Name of Witness

Jann E. Ruff
Jann E. Ruff

STATE OF Georgia
COUNTY OF Lowndes

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of November, 2022 by Douglas S. Ruff and Jann E. Ruff, who are personally known to me or have produced _____ as identification.

Jennifer M. Warren
(Signature of Notary Public)

Jennifer M. Warren
Printed Name of Notary Public

My commission expires: 11-15-24

(Notary Seal)



Exhibit "A"

The land referred to herein below is situated in the County of Bay, State of Florida, and described as follows:

Lot 2, Block 11, MEXICO BEACH UNIT NO. 7, according to Office Plat thereof recorded in Plat Book 8, Page 80, of the Public Records of Bay County, Florida.

Parcel Identification Number: 04719-000-000