

This Instrument Prepared By:  
**Elizabeth Everitt Harrison**  
**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-23-6733**

Property Appraisers Parcel I.D. (Folio) Number(s):  
**06580-000-000**

## **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **March 14, 2023**, by **Helen Jolie Parker and Robert Edward Parker, Sr, wife and husband** (herein referred to as “Grantor,” whether one or more), whose mailing address is 112 North Cove Terrace Drive, Panama City, FL 32401, and **Christianna Collins, a single person**, (herein referred to as “Grantee”), whose mailing address is 7228 Massachusetts Street, Panama City, FL 32404.

**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:

**Lot 6, Block 2, of North Callaway Estates, according to the plat thereof as recorded in Plat Book 9, Page 83, of the Public Records of Bay County, Florida.**

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 14 day of March, 2023

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

[Signature]  
WITNESS  
PRINT NAME: Tiffany Ainsworth  
Valerie M. McKnight  
WITNESS  
PRINT NAME: Valerie M. McKnight

[Signature]  
Helen Jolie Parker  
[Signature]  
Robert Edward Parker, Sr

STATE OF FLORIDA  
COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14 day of March, 2023, by Helen Jolie Parker and Robert Edward Parker Sr.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓  
Type of Identification  
Produced: DL

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

