

THIS DOCUMENT PREPARED FROM
INFORMATION FURNISHED BY THE
GRANTOR; ACCURACY OF LEGAL
DESCRIPTION OR MARKETABILITY
OF TITLE IS NOT GUARANTEED BY
THE PREPARER:

Edward A. Hutchison, Jr., Esq.
Florida Bar #0602655
BURKE BLUE
P.O. Box 70
Panama City, Florida 32402
(850) 769-1414

Property Appraiser's Parcel
Identification Number(s) #07377-010-000

Consideration based on: 100.00

Consideration: \$10.00

Documentary Stamps Collected: \$.70

Note: This Instrument is a deed not pursuant to a sale nor is there a change in beneficial ownership and is therefore not subject to Documentary Stamp Tax pursuant to applicable provisions of Florida law.

Burke Blue File Number: T493-27831

WARRANTY DEED

(Enhanced Life Estate with Remainder Interest)

The Grantor, **Alice B. Thompson**, a widow, whose mailing address is 95 Grand Heron Drive, #323, Panama City Beach, Florida 32407, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, **Alice B. Thompson**, a widow, of 95 Grand Heron Drive, #323, Panama City Beach, Florida 32407, as to a life estate subject to the reservation of the Grantor's rights enumerated below, with the remainder interest to **Thomas Cooper Thompson, Jr.**, of 6 Promenade Street, Unit 1021, Bluffton, SC 29910 and **Linda Thompson Keenan** of 6219 Seminole Drive, Panama City, Florida 32404, as joint tenants with rights of survivorship, the real property in Bay County, Florida, described as follows:

See Attached Exhibit "A"

This Property is not the Homestead of the Grantor.

The Grantor reserves to herself, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiary

and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in her sole discretion decide; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on April 12, 2023.

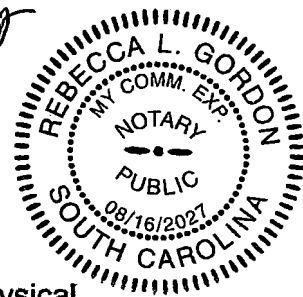
Signed in the presence of:

Kristi Moen KRISTI MOEN
Witness:

Alice B. Thompson by Thomas Thompson P.O.A.
Alice B. Thompson, by Thomas Thompson, lawful attorney-in-fact pursuant to Durable Power of Attorney of Alice B. Thompson dated July 26, 2012 and recorded in Bay County ORB 4342, Page 564 on April 12, 2023. 12-23-2020

Rebecca L Gordon
Witness: Rebecca L Gordon

STATE OF SOUTH CAROLINA
COUNTY OF Beaufort



The foregoing instrument was acknowledged before me by means of physical presence on April 12, 2023, by **Alice B. Thompson, by Thomas Thompson, lawful attorney-in-fact pursuant to Durable Power of Attorney of Alice B. Thompson dated July 26, 2012 and recorded in Bay County ORB 4342, Page 564 on April 12, 2023.**

12 23 2020
RT

Rebecca L Gordon SOUTH
Notary Public--State of North Carolina
Print Notary Name: Rebecca L Gordon
My Commission Number is: _____
My Commission Expires: August 16, 2027

Personally Known _____
Produced Identification SCDL 10608574
Type of Identification SCDL 10608574

EXHIBIT "A"

Commencing at a PRM at the SE Corner of Section 17, Township 4 South, Range 13 West; thence S13o24'21"W (Basis of bearing is East line of said Section 17, which has a bearing of N03o31'21"W) 454 feet; thence N85o47'39"W, 770.2 feet; thence N05o12'35"W, 56 feet; thence S84o47'25"W, 8.6 feet; thence S01o04'35"E, 100 feet; thence S16o25'25"W, 50 feet; thence S28o30'25"W, 300 feet; thence S36o50'25"W, 260 feet; thence S46o38'25"W, 210 feet; thence S03o22'45"W, 375 feet; thence S12o46'15"E, 100 feet to the Point of Beginning; thence S 12o46'15"E, 100 feet; thence N89o34'15"W, 158 feet, more or less to the water's edge of Callaway Bayou; thence Northerly along said water's edge, 100 feet more or less to a point which is N86o28'15"W of the Point of Beginning; thence S86o28'15"E, 151.3 feet, more or less, to the Point of Beginning. Also known as Lot 20 of the Unrecorded plat of Plantation Estates.

and
Commencing at a PRM at the SK Corner of Section 17, Township 4 South, Range 13 West; thence S13o24'21"W (Basis of bearing is the East line of said Section 17 which has a bearing of N03o31'21"W, 454 feet; thence N85o47'39"W, 770.2 feet; thence N05o12'35"W, 56 feet; thence S84o47'25"W, 8.6 feet; thence S01o04'35"E, 100 feet; thence S16o25'25"W, 50 feet; thence S28o30'25"W, 300 feet; thence S36o50'25"W, 260 feet; thence S46o38'25"W, 210 feet; thence S03o22'45"W, 375 feet; thence S12o46'15"E, 200 feet to Point of Beginning; thence S00o20'45"W, 100 feet; thence N85o49'15"W, 156.25 feet more or less to the water's edge of Callaway Bayou; thence Northerly along said water's edge 100 feet more or less to a point which is N89o34'15"W of the Point of Beginning; thence S89o34'15"E, 158 feet more or less to the Point of Beginning. Also known as Lot 21 of the Unrecorded Plat of Plantation Estates.