

Record and Return to:

Daniel W. Parker
Page, Scrantom, Sprouse, Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902-1199

SEND FUTURE TAX BILLS TO:

Pamela Stokes
290 Ponderosa Drive
Dallas, GA 30157

PROPERTY I.D. NO.: # 34797-095-000

Note: scrivener drafted deed only and at the request of the parties, did not perform a title search.

STATE OF FLORIDA
COUNTY OF BAY

EXECUTOR'S DEED OF ASSENT

THIS INDENTURE, made and entered into this 13th day of June, 2023, by and between **DEBRA ANN STANDRIDGE, as Executor of the Last Will and Testament of BARBARA C. FAULKNER a/k/a BARBARA CAROLYN FAULKNER, deceased, late of Muscogee County, Georgia**, hereinafter referred to as "Grantor", and **DEBRA ANN STANDRIDGE**, an individual resident of Muscogee County, Georgia, **and PAMELA JOYCE STOKES**, an individual resident of Paulding County, Georgia, hereinafter collectively referred to as "Grantee";

WITNESSETH:

WHEREAS, **BARBARA C. FAULKNER a/k/a BARBARA CAROLYN FAULKNER ("Testator")** departed this life on **November 27, 2022**, testate, a resident of Muscogee County, Georgia, seized and possessed of the property hereinafter described (the "Property") after having made and published Testator's Last Will and Testament which was probated in solemn form on March 7, 2023 in the Probate Court of Muscogee County, Georgia, and appears of record therein as Estate No. 2023-PC-151; and

WHEREAS, Grantor was issued letters testamentary by said Probate Court and is the duly qualified and acting Executor of the Last Will and Testament of said Testator, a certified copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the Testator died seized and possessed in the hereinafter described property; and

WHEREAS, in Item Seven of the Testator's Last Will and Testament, the Testator devised all of her property, to include the hereinafter described property, to her surviving children, **DEBRA ANN STANDRIDGE AND PAMELA JOYCE STOKES**, the Grantee herein; and

WHEREAS, all the debts and claims against the Testator and the Testator's estate have been fully paid or adequately provided for, the Testator's estate is not subject to state or federal estate taxes; and

WHEREAS, Grantor is desirous of evidencing of record Grantor's assent to the Testator's devise of the hereinafter described property in accordance the Testator's Last Will and Testament;

NOW, THEREFORE, for and in consideration of the premises and in evidence of the assent of the Grantor, as Executor as aforesaid, to said devise so made in said Last Will and Testament, the Grantor does hereby grant and convey unto the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to the following described property:

All that lot, tract or parcel of land situate, lying and being in **Bay County, Florida** and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said described Property, together with all of the rights, members and appurtenances thereunto belonging or in anywise appertaining to Grantee, and Grantee's heirs and assigns, in as full and ample a manner as the same was seized and possessed by Testator in Testator's lifetime.

[Remainder of Page intentionally left blank]

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal, the day and year first above written.

GRANTOR:

Debra Ann Standridge, executor (S.)
DEBRA ANN STANDRIDGE, as Executor of the
Last Will and Testament of JIMMIE R.
FAULKNER a/k/a JIMMIE RAY FAULKNER,
deceased

Signed in the presence of:

McKenzie Horne

Print Name: McKenzie Horne

STATE OF GEORGIA
MUSCOGEE COUNTY

Signed in the presence of:

Laura White

Print Name: Laura White

STATE OF GEORGIA
MUSCOGEE COUNTY

The foregoing instrument was acknowledged before me this 13 day of June, 2023, by DEBRA ANN STANDRIDGE, as Executor of the Last Will and Testament of BARBARA C. FAULKNER a/k/a BARBARA CAROLYN FAULKNER.

Ashley Godwin Smith
Notary Public

Print Name: Ashley Godwin Smith

My commission expires: _____

(Notary Seal)

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

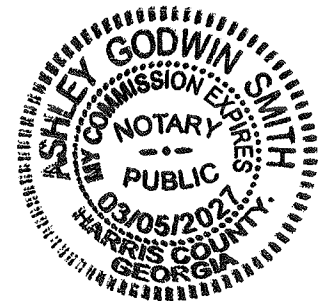


Exhibit "A"
Legal Description

Lot 15, Block "D", Gulf Highlands Beach Resort/Phase I, an unrecorded subdivision of a portion of Fractional Section 35, Township 3 South, Range 16 West, Bay County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of the East half of the Southeast Quarter of Section 35, Township 3 South, Range 16 West and thence run N00°00'35"W along the West boundary line of the East half of the Southeast Quarter of said Section 35 for 470.86 feet; thence N89°59'25"E for 112.00 feet; thence S00°00'35"E along the centerline of Robin Lane for 97.00 feet; thence N89°27'45"E for 15.00 feet to the Easterly right of way line of said Robin Lane; thence continue N89°27'45"E for 293.70 feet for the Point of Beginning; thence continue N89°27'45"E for 25.30 feet; thence S00°32'15"E for 82.00 feet; thence S89°27'45"W along the Northerly right of way line of Bonnie Lane for 25.30 feet; thence N00°32'15"W for 82.00 feet to the Point of Beginning.

Subject to easement to Gulf Highlands Beach Resort, Inc., as shown recorded in Official Records Book 1046, Page 1388; and Declaration of Covenants and Restrictions of Gulf Highlands Beach Resort, Inc., as shown recorded in Official Records Book 1046, Page 1399.

Also subject to easement to Gulf Power Company as shown recorded in Deed Book 209, Page 291; and Water and Sewer Easement as shown recorded in Official Records Book 988, Page 1612; to the extent to which any or all of the foregoing are valid and enforceable; the mention herein, however, does not serve to reimpose same.

This is the same property conveyed in that certain Corporation Warranty Deed from Towers Development Company of Panama City, Inc. to Jimmie R. Faulkner and Barbara C. Faulkner, dated February 1, 1986 and recorded in Deed Book 1064, at Page 1056.

Exhibit "B"

LAST WILL AND TESTAMENT
OF
BARBARA C. FAULKNER

KNOW ALL MEN BY THESE PRESENTS THAT: I, BARBARA C. FAULKNER, domiciled and resident in COLUMBUS, GEORGIA, declare that this is my LAST WILL AND TESTAMENT and revoke all other Wills and Codicils previously made by me.

ITEM ONE: The word "husband" wherever used in this Will with reference to my spouse, means and includes only my present husband, JIMMIE R. FAULKNER.

ITEM TWO: The words "child" or "children", wherever used in this Will with reference to my children, mean and include mean and include only children of my blood now living, but also any children who have been legally adopted by me at any time during my life.

ITEM THREE: I direct that the expenses of my last illness, funeral and burial, including a suitable grave site, marker, and perpetual care, if deemed appropriate, be paid out of my estate, and without regard to any limitation in the applicable local law as to the amount of such expenses.

ITEM FOUR: I hereby appoint my husband as Executor of this my LAST WILL AND TESTAMENT, and I request that he be permitted to serve without bond or surety thereon and without the intervention of any court or courts, to the extent such intervention may be legally relieved or waived; I hereby authorize and empower my said Executor, in his absolute discretion, to sell, exchange, convey, transfer, assign, mortgage, pledge, lease, or rent the whole or any part of my real or personal estate, to invest, reinvest, or retain investments of my said estate, and to perform all acts and to execute all documents which my said Executor may deem necessary, convenient or proper in regard to my property. I specifically relieve my Executor from making or filing any annual or other report or filing any inventory or appraisal.

ITEM FIVE: In the event that the above-named Executor shall predecease me or shall for any reason refuse or be unable to serve or to continue serving as Executor hereof, I hereby appoint DEBRA ANN STANDRIDGE, of WAVERLY HALL, GEORGIA, as Executrix in his stead, to serve without bond or surety and with the same powers and authority.

ITEM SIX: I give, devise and bequeath all the rest, residue and remainder of my estate and property of which I may be seized or possessed or to which I may be entitled at the time of my death, wherever situated or of whatever nature, be it real, personal or mixed, including lapsed legacies and any property over which I may have power of appointment, to my husband as his sole and absolute property if he shall survive me.

DSH
JAM
PS

Barbara C. Faulkner

ITEM SEVEN: In the event my said husband shall not survive me, I give, devise and bequeath all of the said rest, residue and remainder of my estate and property, absolutely and forever, share and share alike, to my children, but if any of my children shall not survive me, then the share of any such child or children shall be divided among my surviving children, such children to take per capita and not per stirpes.

ITEM EIGHT: Except as otherwise provided in this my LAST WILL AND TESTAMENT, I have intentionally omitted to provide herein for any other relatives or for any other person, whether claiming to be an heir of mine or not.

ITEM NINE: Wherever in this my LAST WILL AND TESTAMENT it is provided that any person shall benefit hereunder if such person shall survive me, that person shall be deemed not to have survived me if he or she shall die within thirty (30) days after my death (at the same time as I, or in a common disaster with me, or under such circumstances that it is difficult or impossible to determine which of us died first).

Barbara C. Faulkner

IN WITNESS WHEREOF, I have at Fort Benning, Georgia, this 12 day of Nov 1987, set my hand and seal to this my LAST WILL AND TESTAMENT, consisting of 3 typewritten pages, upon the margin of each of which I have signed my name for the purpose of identification.

Barbara C. Faulkner (SEAL)

The foregoing instrument, consisting of 3 typewritten pages, this included, bearing on the left hand margin of each the signature of the Testatrix, was this 12 day of Nov 1987, signed, published, and declared by the said Testatrix as and for her LAST WILL AND TESTAMENT, in the presence of us, who, at her request, in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses thereto, we and each of us believing the said Testatrix to be of sound and disposing mind and memory at the date hereof.

Donny J. Houn ADDRESS RT#1 Box 32B
Ware Shoals S.C. 29692

William H. McHarghey ADDRESS RT 1 Box 144 A
Scranton Ar. 72863

Ronald D. Patterson ADDRESS RT 1
Cusseta, GA 31805

Barbara C. Faulkner

SELF-PROVING PROVISIONS
(GEORGIA)

STATE OF GEORGIA)
) ss
COUNTY OF CHATTAHOOCHEE)

Before me, the undersigned authority, on this day personally appeared Barbara C. Faulkner,

Danny S. Horne,
William A. McLaughley,
and Patricia C. Patterson, known to me to be the testatrix and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of said persons being by me duly sworn, Barbara C. Faulkner, testatrix, declared to me and to the said witnesses in my presence that said instrument is her last will and testament and that she had willingly made and executed it as her free act and deed for the purposes therein expressed. The witnesses, each on his oath, stated to me in the presence and hearing of the testatrix that the testatrix had declared to them that the instrument is her last will and testament and that she executed same as such and wanted each of them to sign it as a witness; and upon his oath each witness stated further that he did sign the same as witness in the presence of the testatrix and at her request; that she was at that time 14 years of age or over and was of sound mind; and that each of said witnesses was then at least 14 years of age.

Barbara C. Faulkner
TESTATRIX

Danny S. Horne
WITNESS

William A. McLaughley
WITNESS

Patricia C. Patterson
WITNESS

Sworn to and subscribed before me by Barbara C. Faulkner, the testatrix, and subscribed before me by Danny S. Horne, William A. McLaughley, and Patricia C. Patterson, witnesses, this 12 day of Nov 1987.

Herman Furlow, Jr.
NOTARY PUBLIC, STATE OF GEORGIA

My Commission Expires:

Herman Furlow, Jr., Notary Public
Muscogee County, Georgia
My Commission Expires September 15, 1991

(SEAL)

STATE OF GEORGIA
PROBATE COURT
COUNTY OF MUSCOGEE

} SS



I, Lauren Beaver, Chief Deputy Clerk of the Probate Court of said County, do hereby certify that I have compared the foregoing copy of

Last Will and Testament of BARBARA C. FAULKNER, deceased;

with the original record and files thereof, now remaining in this office, and the same is a correct transcript therefrom, and of the whole of such original record and file, and that said Court is a Court of Record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Probate Court
this 9th day of June 2023.

CHIEF DEPUTY CLERK OF PROBATE COURT

Muscogee County, Georgia

