

Prepared by:  
Benjamin S. Armstrong  
200 Grove Park Lane, Suite 670  
Dothan, Alabama 36305  
This Deed was prepared Without  
the benefit of a Title Search, Title Insurance  
or a Survey.

STATE OF FLORIDA     }  
  }  
BAY COUNTY             }

**Life Estate Deed**

Made this the 3<sup>rd</sup> day of August, 2023, by ELLEN NICHOLS, a single woman, the widow of SAM NICHOLS, whose address is: 2090 S Rocky Creek Road, Ashford, Alabama 36312, hereinafter called the Grantor, to JASON CANADY AND JENNIFER CANADY, husband and wife, whose address is: 1105 Orchard Circle, Dothan, Alabama 36305, hereinafter called the Grantees:

(Whenever used herein the term "Grantors" and "Grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, effective upon the death of Grantor, all that certain land situate in Bay County, Florida:

**Condominium Parcel:**

Unit Number D-107, Peachtree Place (II), a condominium, according to the Declaration of Condominium thereof, as recorded in the Official Records Book 1702, Page 1654, amended by that certain Amendment to the Declaration of Condominium recorded in Official Records Book 1878, Page 1186, and as it may be amended from time to time, of the public records of Bay County, Florida, including all exhibits thereto (the "Declaration").

Together with all undivided interest in the common elements appurtenant thereto. Also together with all rights, including those of access, appurtenant thereto, granted to members of Peachtree Place (II) Owners Association, Inc. pursuant to the Master Property Agreement as recorded in Official Records Book 1467, Page 76, and amended by the Certificate of Amendment Master Property Agreement recorded in Official Records Book 1557, Page 458, and amended by that certain Amendment to the Master Property Agreement as recorded in Official Records Book 1702, Page 1647, all in the Public Records of Bay County, Florida (the "Master Property Agreement").

Parcel ID Number: 38461-075-253

The above described property does not constitute the homestead of the Grantor.

The preparer of this deed is making no warranty of title, and no opinion is given as to warranty of title, insurability or marketability by preparing this deed, nor the tax consequences of said transfer.

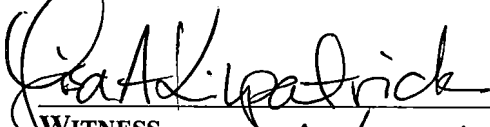
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever upon the death of Grantor.

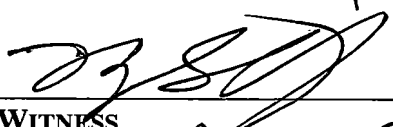
**And** the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
WITNESS  
Print Name Lisa A Kilpatrick

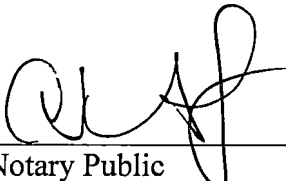
  
ELLEN NICHOLS

  
WITNESS  
Print Name Benjamin S Armstrong

STATE OF ALABAMA }  
  }  
HOUSTON COUNTY }

I, the undersigned authority, a Notary Public in and for said County and State, certify that ELLEN NICHOLS whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me, that being informed of the contents of the conveyance, she hereby executed the same voluntarily in my physical presence on the day the same bears date.

I have hereunto set my hand and affixed my official seal this the 3 day of August, 2023.

  
Notary Public  
My commission expires: 2/16/27

