

Prepared By:
Hand Arendall Harrison Sale LLC
C. Andrew Weddle
304 Magnolia Ave.
Panama City, FL 32401

File Number: 23-170CAW
Parcel ID: 19436-000-000

Warranty Deed

This indenture made on 1st day of September, 2023, by

H. Clarence Springer, an unmarried man
whose address is: **1410 West Beach Drive, Panama City, FL 32401**,
hereinafter called the "grantor", to

Jesse Miles and Candice Miles, husband and wife
whose address is: **1410 West Beach Drive, Panama City, FL 32401**,
hereinafter called the "grantee"

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual,
and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 grantee, all that certain land situate in Bay County, Florida, to-wit:

Parcel 1

Lot 1, Block 16, Old Town, according to the plat thereof, as recorded in Plat Book 4, Page 45, in Office of the Clerk of the Circuit Court of Bay County, Florida.

Parcel 2

That piece or parcel of land lying between Lot 1, Block 16, in the Southwest Quarter of Section 6, Township 4 South, Range 14 West, according to the plat of Old Town, Bay County, Florida and the waters of St. Andrews Bay described as follows: Bounded on the North by the South boundary line of said Block 16; on the East by the East line of said Lot 1 projected in a straight line in a Southerly direction to the waters edge of St. Andrews Bay; on the South by the waters of St. Andrews Bay; and on the West by the West line of said Block 16 projected in a straight line in a Southerly direction to the waters of St. Andrews Bay; LESS AND EXCEPT road right of way for US Highway 98 as presently existing.

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

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 December 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

H. Clarence Springer
H. Clarence Springer

Amy C. Flint
Witness Signature

Amy C. Flint
Witness Printed Name

[Signature]
Witness Signature

DeAnna Turpen
Witness Printed Name

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 1st day of September, 2023, by H. Clarence Springer.

[Signature]

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

Personally Known: _____ OR Produced Identification: X

Type of Identification
Produced: D.L.

