

Quitclaim Deed

RETURN TO: Andrew M. LeBerte

ADDRESS: 2002 Dorsett Circle, Moody, AL 35004, USA

THIS INSTRUMENT PREPARED BY: Larry E. LeBerte of 1617 Sunnywood Cir, Vestavia Hills, AL 35216, USA

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 30522-000-000

THIS INDENTURE, made this 15th day of June, 2023, by and between Larry E. LeBerte, married, of 1617 Sunnywood Cir, Vestavia Hills, AL 35216, USA, (the "Grantor"), and Andrew M. LeBerte, married, of 2002 Dorsett Circle, Moody, AL 35004, USA, (the "Grantee"), in the state of Florida.

WITNESSETH: that said Grantor, for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, remises and releases, as well as quitclaims, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Bay County, Florida, to-wit:

Parcel F: Commencing at the Northeasterly corner of Lot 18, Block 7, Silver Sands Beach, as per Plat thereof recorded in Plat Book 9, Page 2 of the public records of Bay County, Florida; thence N 52° 44' W, 31.12' to the Point of Beginning; thence N 52° 44' W, 16.38'; thence S 37° 16' W, 150' thence S 52° 44' E, 16.38'; thence N 37° 16' E, 150' to the Point of Beginning

Subject, however, to all of the provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 647, page 142 and Grantees assume and agrees to observe and perform all obligations imposed on said Grantees under said Declaration; and subject to restrictions recorded in Deed Book 241, Page 220 and an easement to Gulf Power recorded in Deed Book 244, Page 533; and subject to all other reservations and restrictions of record, taxes for the current year, and the rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the Gulf of Mexico and the natural line of vegetation, bluff, extreme high water line or other apparent boundary separating the publicly used area from the upland private area.

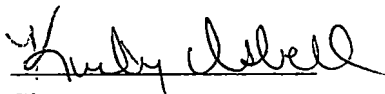
Being the same property conveyed to the Grantor by the deed of Carol Ann Prewitt, dated August 4, 2017, previously referenced as follows: Book/Volume Book 3931, Page 0062 of the Recorder of Bay County.


This property is not the homestead of the Grantor.

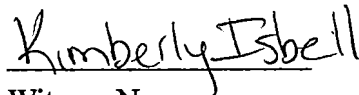
To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

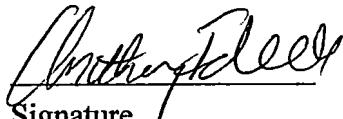
IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

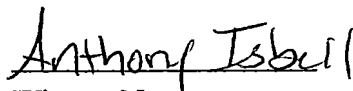
Signed in the presence of:


Signature


Larry E. LeBerte


Witness Name


Signature

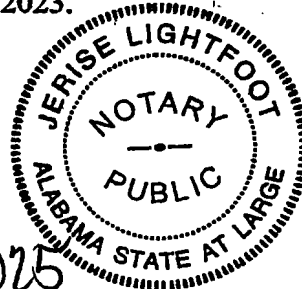

Witness Name

I Jerise Lightfoot, a Notary Public in and for said County and State, hereby certify that Larry E. LeBerte, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 15th day of June, 2023.

Jerise Lightfoot

Notary Public for the State of Alabama



My commission expires: June 18, 2025

Spousal Acknowledgement

I, Tracy LeBerte of 1617 Sunnywood Cir, Vestavia Hills, AL 35216, USA, spouse of Larry E. LeBerte, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature

Tracy M. LeBerte

STATE OF ALABAMA

COUNTY OF

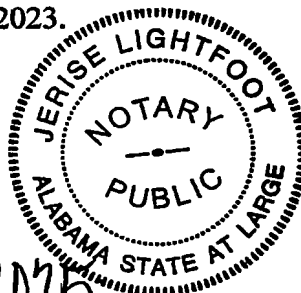
Jefferson

I *Jerise Lightfoot*, a Notary Public in and for said County and State, hereby certify that Tracy LeBerte, having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 15th day of June, 2023.

Jerise Lightfoot

Notary Public for the State of Alabama



My commission expires:

June 18, 2026

Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF

Jefferson