

Prepared by and Return to:
Terri Kiefer
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #30167-800-000
File- MFL-2265402
Consideration Amount \$80,000.00

WARRANTY DEED

This Indenture, Made this **October 04, 2023**, between Laura Caldwell Brooks, whose post office address is: 185 King James Ct, Alabaster, AL 35007, hereinafter called the "Grantor"*, and, William G Gager, whose post office address is: 4213 Jan Cooley Dr., Panama City Beach, FL 32408, hereinafter called the "Grantee".

[Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Lot 13, in Block "C", according to the plat of Seventh Addition to North Lagoon Oaks, as recorded in Plat Book 14, Page 80, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Property Address: 635 Live Oak Lane, Panama City, FL 32408

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

[Signature]
Witness #1 Signature

Brianne Rodriguez
Witness #1 Print Name

3590 B Pelham Pkwy
Witness #1 Address

Pelham, AL 35124
Witness #1 City, State, Zip Code

[Signature]
Witness #2 Signature

Adam Holmes
Witness #2 Print Name

3590 B Pelham Parkway
Witness #2 Address

Pelham, AL 35124
Witness #2 City, State, Zip Code

GRANTOR(S):

Laura Caldwell Brooks

Laura Caldwell Brooks

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Alabama; County of Shelby

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 22nd day of October, 2023 by: Laura Caldwell Brooks, who is/are personally known by me or who has/have produced: AL DL as identification.

[Signature]
Notary Public

My Commission Expires: 05/25/2027

