

This Instrument Prepared by:
Melisa A. Langerud
Diamond Title Agency, Inc.
3436 A Highway 77
Panama City, Florida 32405
For Purposes of Title Insurance
File No. 23-40970J
Parcel ID No. 05452-144-000

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made **November 07, 2023**, BETWEEN

Albert J. Ali and Gladys M. Ali, husband and wife

whose post office address is: 2018 County Rd 700, Riceville, Tennessee 37370

GRANTOR, and

Susan E. Fox

whose post office address is: 325 E. Jackson Street, Warsaw, Missouri 65355

GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations 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, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

Commence at the SE Corner of the West half of Section 22, Township 2 South, Range 13 West; thence N1°42'43"W along the East line of said West half of Section 22, 1875.58 feet to the North side of a 60 foot street; thence S89°49'W along the North side of said Street, 1320.04 feet; thence N1°42'43"W, 1286.76 feet to the Point of Beginning; thence continue along same bearing 112.5 feet; thence S88°17' 17"W, 339.57 feet to the East R/W line of a 60 foot Street; thence S1°42'17"E along said R/W line, 112.5 feet; thence N88°17'17"E, 339.57 feet to the Point of Beginning. Said lot being in the North half of the Northwest Quarter of Section 22, Township 2 South, Range 13 West. Also known as the North half of Lot 15, Block "F", as per plat of Floribay East (Unrecorded).
Bay County, Florida.

AND

Commence at the SE Corner of the West half of Section 22, Township 2 South, Range 13 West; thence N1°42'43"W along the East line of said West half of Section 22, 1875.58 feet to the North side of a 60 foot Street; thence S89°49'W along the North side of said Street, 1320.04 feet; thence N1°42'43"W, 1399.26 feet to the Point of Beginning; thence continue along same bearing 112.5 feet; thence S88°17' 17"W, 339.57 feet to the East R/W line of a 60 foot Street; thence S1°42'17"E, along said R/W line 112.5 feet; thence N88°17'17"E, 339.57 feet to the P.O.B. Said lot being in the North half of the Northwest Quarter of Section 22, Township 2 South, Range 13 West. Also known as the South half of Lot 16, Block "F", as per plat of Floribay East (Unrecorded).
Bay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 2023 taxes and assessments.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

**SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:**

Alexandria Culberson
Witness #1 Signature
Alexandria Culberson

Witness #1 Print Name
Address: 1306 Decatur Pike

ATHENS, TN 37303

Alyona Porter
Witness #2 Signature
Alyona Porter
Witness #2 Print Name

Address: 1306 Decatur Pike

Athens, TN 37303

Albert J. Ali (Seal)
Albert J. Ali

Gladys M. Ali (Seal)
Gladys M. Ali

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

STATE OF Tennessee
COUNTY OF McMinn

The foregoing instrument was acknowledged before me by means of physical presence of () online notarization, this November 7, 2023, by Albert J. Ali and Gladys M. Ali, who are personally known to me or has produced the identification identified below, who are the persons described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

- () To me personally known
- Identified by Driver's License
- () Identified by _____

My Commission Expires: 29 July 2025

Commission No.: _____

Christine P. Gephart
Notary Public
Christine P. Gephart
Please Print Or Type Name As It Appears

