

This Instrument Prepared By:  
**South Oak Title**  
**Kelsey Little**  
**2810 Martin Luther King Junior**  
**Boulevard**  
**Suite A**  
**Panama City, FL 32405**

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **PC-23-14992**

Property Appraisers Parcel I.D. (Folio) Number(s):  
**11918-305-000**

## **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **December 29, 2023**, by **Linda Gayle Bell** (herein referred to as “Grantor,” whether one or more), whose mailing address is 1415 Minnesota Avenue, Lynn Haven, FL 32444, and **Max Perryman**, (herein referred to as “Grantee”), whose mailing address is 505 David Avenue, Panama City, FL 32404.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

**Lot 29 and 30, Block D, PINWOOD GROVE UNIT TWO, recorded in Plat Book 11, Page 29, Public Records of Bay County, Florida.**

**Together with Mobile Home : VIN #WHC006152GA, TITLE #71957754**

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.  
**TOGETHER** with all 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2023**, reservations, restrictions, and easements of record, if any.

\*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 21 day of December, 2023.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

[Signature]

WITNESS  
PRINT NAME: Kristiane Nicola

[Signature]

Linda Gayle Bell

[Signature]

WITNESS  
PRINT NAME: Ashley Hill

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of ~~the~~ physical presence or ( ) online notarization this 21 day of December, 2023, by Linda Gayle Bell.

[Signature]

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

Amber Gilbert  
Notary Public-State of South Carolina  
My Commission Expires  
April 28, 2032

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification  
Produced: Florida Driver License

After Recording Return to:  
South Oak Title  
Kelsey Little  
2810 Martin Luther King Junior Boulevard, Suite A  
Panama City, FL 32405