

This instrument prepared by:
Toni R. Kinner
300 S Commerce St
P.O. Box 189
Geneva, AL 36340

EASEMENT DEED

**STATE OF FLORIDA
BAY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Thousand Dollars (\$10,000.00) and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Jeffrey David Bacon**, a married person, and **Virginia Lynn Bacon**, a married person, whose current address is **730 Edmundson Road, Monroe, Georgia 30656**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brandy Bodiford f/k/a Brandy M. Duke**, whose current address is **101 Twin Lakes Drive, Dothan, AL 36305**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Bay County, Florida, to-wit:

A 24-foot parking easement being described as follows: The Northwesterly 24 feet of Lot 20, Block 7, Mexico Beach Unit No. 1, according to the plat thereof recorded in Plat Book 7 at Page 5 of the public records of Bay County, Florida.

NOTE: The purpose of this Deed is to terminate the parking easement originally conveyed by Margelyn G. Woodham to Joseph M. Sapp and MB Sales, LLC, a Florida Limited Liability Company, dated **02/06/2014**, recorded on **02/17/2014**, in OR Book **3585**, Page **930**. Jeffrey David Bacon and Virginia Lynn Bacon bought the above-referenced parking easement through Warranty Deed dated **05/22/2020**, recorded on **05/29/2020**, in OR Book **4256**, Page **1875**, and on this day convey the above-referenced parking easement to the current property owner of the parcel the parking easement is located on, hereby terminating the easement.

The above-described property is not the homestead of the Grantors herein and is subject to any previously conveyed restrictive covenants, building codes, zoning requirements, easements, and/or mineral/mining rights if any and other matters which exist as a matter of record or exist defacto.

The preparer of this deed makes no certification as to the **title** or **legal description** to this property, as no **title work** or **survey** was performed or requested.

And I/we do, for myself/ourselves and for my/our heirs, executors and administrators, covenant with said grantee, his/her heirs and assigns, and I/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this the 28th day of May, 2024.

Jeffrey David Bacon (Seal)
Jeffrey David Bacon

Randy Jenks
Witness

Randy Jenks
Witness print name

462 CO RD 405 Headland AL 36345
Address

Davis Collins
Witness

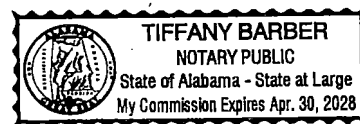
Davis Collins
Witness print name

1940 S Oakes Dothan AL 36301
Address

STATE OF Alabama,
COUNTY OF Geneva.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey David Bacon**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 28th day of May, 2024.

Tiffany Barber
Notary Public:
My commission expires: April 30th 2028



Virginia Lynn Bacon (Seal)
Virginia Lynn Bacon

Mark Payne
Witness

Mark Payne
Witness print name

Ken Stephens
Witness

KEN STEPHENS
Witness print name

312 Dolphin St. Enterprise AL.
Address 36330

201 Christian Dr. Santa Rosa
Address Beech Fl. 32459

STATE OF Alabama,
COUNTY OF Geneva.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Virginia Lynn Bacon**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 30th day of May, 2024.

Tiffany Barber
Notary Public:
My commission expires: April 30th 2028

