

Prepared by and return to:

Cody Stewart
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-24-6003

Parcel Identification No 32382-300-000

Documentary Stamp Taxes were collected in the amount of \$2,989.00 based on the purchase price of \$427,000.00.

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WARRANTY DEED

(STATUTORY FORM -- SECTION 689 02, F S)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 5th day of June, 2024 between Lester Andrews and Kathy Andrews, husband and wife, whose post office address is 14207 Ridge Court, Upatoi, GA 31829, Grantors, to Matthew Eley and Julia Eley, husband and wife, whose post office address is 7913 Mountain Ivy Court, Fortson, GA 31808, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Unit 1104 of Regency Towers, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 516, Page(s) 267, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said property is not the homestead property 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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Amanda Carroll
Signature

Print name: Amanda Carroll

Address: 4232 Will Rhodes Dr.
Columbus, GA 31904

Witness #2

Michael B. Bulek
Signature

Print name: Michael B. Bulek

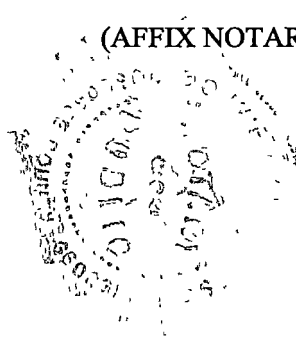
Address: 4114 Reese Road
Columbus GA 31906

Lester Andrews
Lester Andrews
Kathy Andrews
Kathy Andrews

STATE OF Georgia
COUNTY OF Muscogee

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 2nd day of June, 2024, by **Lester Andrews and Kathy Andrews**, who are personally known to me or who have produced _____ as photo identification.

(AFFIX NOTARY SEAL HERE)



Bonnie Lynn Watson
Notary Public
Printed Name: Bonnie Lynn Watson
My Commission Expires: Feb 13, 2028