

Prepared by and Return to:
Suzanne LaBarbera
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 #11728-690-000
File- MFL-2268137
Consideration Amount \$620,000.00

WARRANTY DEED

This Indenture, Made this June 18, 2024, between Jeffrey D. Harrison, an unmarried man, whose post office address is: 125 County Road 1438, Vinemont, AL 35179, hereinafter called the "Grantor"*, and, Teresa C Tobey, whose post office address is: 7305 N. Garland Road, Enid, OK 73703, 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 61, in Block A, of Northshore Addition Phase VII, a subdivision of a portion of Fractional Section 18, Township 3 South, Range 14 West, according to the plat recorded in Plat Book 16, Page 80, of the Public Records of Bay County, Florida.

Property Address: 1210 Kristanna Drive, Panama City, FL 32405

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:

Kathleen Prumatico
Witness #1 Signature

Kathleen Prumatico

Witness #1 Print Name

1714 W. 23rd Street, Suite F
Panama City, FL 32405

Suzanne M. LaBarbera
Witness #2 Signature

Suzanne M. LaBarbera

Witness #2 Print Name

1714 W. 23rd Street, Suite F
Panama City, FL 32405

GRANTOR(S):

Jeffrey D. Harrison
Jeffrey D. Harrison

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

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of () physical presence or ()
online notarization, this June 18, 2024 by: Jeffrey D. Harrison, an unmarried man who is/are personally known by me or
who has/have produced: Driver license as identification.

Suzanne M. LaBarbera
Notary Public

My Commission Expires: _____

