

This Instrument Prepared By:
South Oak Title
Christin Bramblette
2810 Martin Luther King Jr
Blvd
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-24-2023

Property Appraisers Parcel I.D. (Folio) Number(s):
08741-015-000

WARRANTY DEED

THIS WARRANTY DEED, Made the July 10, 2024, by
Patrick Barker and Tiffany Barker, husband and wife (herein referred to as "Grantor," whether one or
more), whose mailing address is
1008 Blossom Street, Panama City, FL 32405,
and **Adam Peaden and Lydia Ruth Peaden, as tenants by the entirety**, (herein referred to as "Grantee"), whose
mailing address is
502 Radcliff Avenue, Lynn Haven, FL 32444.

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:

**COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 32, FIRST ADDITION TO COLLEGE
POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 2, OF THE
PUBLIC RECORDS OF BAY COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE
NORTH RIGHT OF WAY LINE OF JUDSON STREET AND THE EAST RIGHT OF WAY LINE OF
NORTH BAY DRIVE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID
EAST RIGHT OF WAY LINE 220.60 FEET TO A FOUR INCH SQUARED CONCRETE MONUMENT
NO. 3961 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES
00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 85.89 FEET TO THE POINT OF
CURVATURE OF A CURVE IN SAID RIGHT OF WAY LINE, CONCAVE TO THE SOUTHEAST,
HAVING A RADIUS OF 597.69 FEET, A DELTA ANGLE OF 01 DEGREES 46 MINUTES 14 SECONDS
AND BEING SUBTENDED BY A CHORD BEARING NORTH 00 DEGREES 01 MINUTES 41 SECONDS
EAST, 18.47 FEET (SAID CURVE OF RECORD HAVING A RADIUS OF 597.69 FEET, A DELTA
ANGLE OF 01 DEGREES 47 MINUTES 54 SECONDS, ARC DISTANCE OF 18.76 FEET, CHORD
BEARING NORTH 00 DEGREES 53 MINUTES 57 SECONDS EAST; 18.76 FEET); THENCE
NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 18.47 FEET TO AN IRON ROD NO.
3257; THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED NORTH 67 DEGREES 22 MINUTES
27 SECONDS EAST, 112.37 FEET (BEARING AND DISTANCE OF RECORD BEING NORTH 67
DEGREES 25 MINUTES 38 SECONDS EAST, 112.00 FEET) TO ON IRON ROD NO. LB. 5800; THENCE
NORTH 67 DEGREES 17 MINUTES 01 SECONDS EAST, 248.42 FEET TO A POINT ON THE CURVING
WESTERLY RIGHT OF WAY LINE OF RADCLIFFE AVENUE, SAID CURVE BEING CONCAVE TO
THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 05 DEGREES 28
MINUTES 11 SECONDS AND BEING SUBTENDED BY A CHORD BEARING SOUTH 14 DEGREES 41
MINUTES 54 SECONDS EAST, 7 .16 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING
WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 7 .16 FEET TO A FOUR INCH SQUARED**

CONCRETE MONUMENT MARKING THE POINT OF TANGENCY IN SAID CURVING RIGHT OF WAY LINE; THENCE SOUTH 11 DEGREES 22 MINUTES 34 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 95.16 FEET TO A NAIL AND DISK NO. 3961; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, PROCEED SOUTH 67 DEGREES 55 MINUTES 50 SECONDS WEST; 381.41 FEET (BEARING AND DISTANCE OF RECORD BEING SOUTH 68 DEGREES 11 MINUTES 45 SECONDS WEST, 381.38 FEET) TO THE POINT OF BEGINNING.

ALSO

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 32, FIRST ADDITION TO COLLEGE POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF JUDSON STREET AND THE EAST RIGHT OF WAY LINE OF NORTH BAY DRIVE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE 306.49 FEET TO THE POINT OF CURVATURE OF A CURVE IN SAID EAST RIGHT OF WAY LINE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 597 .69 FEET, A DELTA ANGLE OF 0 1 DEGREES 46 MINUTES 14 SECONDS AND BEING SUBTENDED BY A CHORD BEARING NORTH 00 DEGREES 0 1 MINUTES 41 SECONDS EAST 18.47 FEET (SAID CURVE OF RECORD HAVING A RADIUS OF 597.69 FEET, A DELTA ANGLE OF 01 DEGREES 47 MINUTES 54 SECONDS, ARC DISTANCE OF 18.76 FEET, CHORD BEARING NORTH 00 DEGREES 53 MINUTES 57 SECONDS, 18.76 FEET); THENCE NORTHEASTERLY ALONG SAID CURVE ON ARC DISTANCE OF 18.47 FEET TO AN IRON ROD NO. 3257, THENCE LEAVING SAID RIGHT OF WAY LINE, PROCEED NORTH 67 DEGREES 22 MINUTES 27 SECONDS EAST, 112.37 FEET (BEARING AND DISTANCE OF RECORD BEING NORTH 67 DEGREES 25 MINUTES 38 SECONDS EAST, 112.00 FEET) TO AN IRON ROD NO L.B. 5800 AND THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 17 MINUTES 0 1 SECONDS EAST, 248.42 FEET TO A POINT ON THE CURVING WESTERLY RIGHT OF WAY LINE OF RADCLIFFE AVENUE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 45 DEGREES 03 MINUTES 30 SECONDS AND BEING SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 57 MINUTES 45 SECONDS WEST 57.47 FEET; THENCE NORTHWESTERLY ALONG SAID CURVING WESTERLY RIGHT OF WAY LINE ON ARC DISTANCE OF 58.98 FEET TO A FOUR INCH SQUARED CONCRETE MONUMENT NO. 3257 MARKING THE POINT OF TANGENCY IN SAID CURVING RIGHT OF WAY LINE; THENCE NORTH 62 DEGREES 05 MINUTES 10 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SUWANEE STREET, 152.26 FEET TO A NAIL AND DISK NO. L.B. 5800 MARKING THE POINT OF TANGENCY OF A CURVE; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, PROCEED SOUTH 15 DEGREES 16 MINUTES 20 SECONDS WEST, 219.00 FEET (BEARING AND DISTANCE OF RECORD BEING SOUTH 15 DEGREES 20 MINUTES 45 SECONDS WEST, 219.12 FEET) TO THE POINT OF BEGINNING.

This Property IS 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 2024, 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 10th day of July, 2024.

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

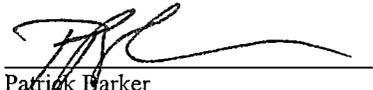


WITNESS
Christin Bramblette

Printed Name

2810 MLK Jr Blvd, A
Panama City, FL 32405

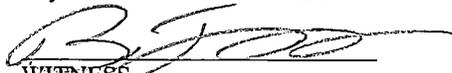
Physical Address of Witness 1



Patrick Barker



Tiffany Barker



WITNESS

Brooks K. Tucker

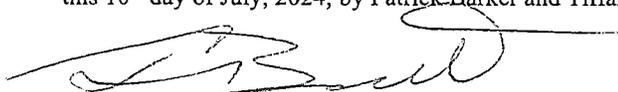
Printed Name

2810 MLK Jr Blvd, A
Panama City, FL 32405

Physical Address of Witness 2

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 10th day of July, 2024, by Patrick Barker and Tiffany Barker.



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



CHRISTIN BRAMBLETTE
Commission # HH 312994
Expires August 4, 2026

Personally Known: _____ OR Produced Identification: _____

Type of Identification

Produced: _____ DL _____

After Recording Return to:
South Oak Title
Christin Bramblette
2810 Martin Luther King Jr Blvd, Suite A
Panama City, FL 32405