

**THIS INSTRUMENT PREPARED  
WITHOUT THE BENEFIT OF A  
TITLE EXAMINATION BY:**

Chase C. Jordan  
Armstrong & Jordan, P.C.  
Attorneys at Law  
200 Grove Park Lane, Suite 670  
Dothan, Alabama 36305

**WARRANTY DEED**

**STATE OF FLORIDA**     }  
  }  
**BAY COUNTY**             }

This indenture, made this the 17<sup>TH</sup> day of July, 2024, between **BRENDA FOLKES**, a married woman, with a mailing address of 1424 Ben Ivey Road, Webb, Alabama 36376, (hereinafter called "Grantor"), and **BDF PROPERTIES, LLC**, a Florida limited liability company, with a mailing address of 2100 W. Beach Drive, #A-102, Panama City, Florida 32401(hereinafter called "Grantee"),

**WITNESSETH:**

That the Grantor for and in consideration of Ten Dollars and other valuable consideration to the undersigned Grantor in hand paid by Grantee herein, the receipt whereof is acknowledged, has granted, bargained, sold, and conveyed to the Grantee, the following described real estate, lying in the County of Bay, State of Florida, to-wit:

Condominium Unit No. B-102, of Landmark on St. Andrews Bay, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2096, Page 1760 of the Public Records of Bay County, Florida together with any and all amendments to the declaration and any undivided interest in the common elements or appurtenances thereto.

The property is commonly known as 2100 W. Beach Drive, #B-102, Panama City, Florida 32401.

The property described above does not contain the homestead of the Grantor.

Parcel Identification Number: 29571006000

**TO HAVE AND TO HOLD** the aforegranted premises to the said Grantee, its heirs and assigns forever.

And said Grantors do covenant with the Grantee that Grantor is lawfully seized in fee of the aforegranted premises; that the premises is free from all encumbrances; that Grantor has good right to grant and convey the same to the Grantee; and that Grantor will fully warrant the title to said property and will defend the premises to the Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

[Signatures to begin on next page]

IN WITNESS WHEREOF, the Grantors caused this Deed to be signed on this 17<sup>TH</sup> day of July, 2024.

GRANTOR:

Chase C. Jordan  
Witness  
Print Name: Chase C. Jordan  
Address: 427 Caravelle Dr  
Dothan, AL 36305

Brenda Folkes  
BRENDA FOLKES

Avery E. Groover  
Witness  
Print Name: Avery E. Groover  
Address: 902 Monterey Ct.  
Dothan, AL 36303

STATE OF ALABAMA }  
                                  }  
COUNTY OF HOUSTON }

I, the undersigned authority in and for said County, in said State, hereby certify that **BRENDA FOLKES**, whose name is signed to the foregoing instrument and who is personally known to me \_\_\_\_\_ or produced AL Driver License as identification, being informed of the contents of the foregoing conveyance, she executed the same voluntarily in my physical presence on the day the same bears date.

Given under my hand and official seal this the 17 day of July, 2024.

Jeri L. Ormes  
Notary Public  
My Commission Expires: 05-01-2028

