

Prepared By and Return To:

Florida Coastal Closing & Escrow, LLC
Attn: Debby Treadwell
558 Harrison Avenue
Panama City, FL 32401

Order No.: 24-168-DT

Property Appraiser's Parcel I.D. (folio) Number:
17400-000-000

WARRANTY DEED

THIS WARRANTY DEED dated July 18, 2024, by Davina Gordon, whose post office address is 1020 Kurze Avenue Panama City, FL 32401 (the "Grantor"), to Corwin Calloway, whose post office address is 706 East 13th Street Panama City, FL 32401 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TWENTY FIVE THOUSAND AND 00/100 And No/100 Dollars (\$25,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Bay, State of Florida, viz:

Lot 8, Block E, Shady Haven, according to the plat thereof recorded in Plat Book 1, Page 57, of the Public Records of Bay County, Florida.

GRANTOR HEREIN AFFIRMS THE ABOVE PROPERTY IS NOT HOMESTEAD.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

WARRANTY DEED

[Signature]
Davina Gordon

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
Deborah Treadwell
Printed Name of First Witness
1022 W. 23rd St. # 675
Panama City FL 32405
Address of First Witness

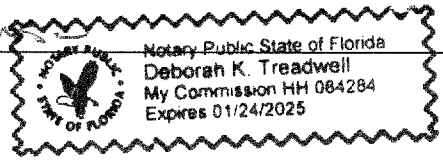
[Signature]
Witness Signature
Maureen [unclear]
Printed Name of Second Witness
1022 W. 23rd St.
Panama City, FL 32405
Address of Second Witness

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 19th day of July, 2024, by Davina Gordon.

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

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: D. [unclear]



WARRANTY DEED