

Prepared by and return to:  
Robin Brannon  
Cornerstone Title Agency, Inc.  
2424 Jenks Ave.  
Panama City, FL 32405

File Number: 2412996

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## Warranty Deed

**This Warranty Deed** made this **6th day of September, 2024**, between **Rae Bateman Edwards, an unmarried person** whose post office address is **3637 W. Hwy 390, Panama City, FL 32405-2728**, grantor, and **Billie Jo M. Teeter, an unmarried person** whose post office address is **515 Bob Little Rd., Panama City, FL 32404**, 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)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 the **Bay County, Florida**, to-wit:

**Lot One (1), Block B, MARTIN BAYOU ESTATES UNIT TWO, as per plat thereof recorded in Plat Book 9, Page(s) 82, of the Public Records of Bay County, Florida.**

**Parcel Identification Number: 24609-000-000**

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, 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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rae Bateman Edwards  
Rae Bateman Edwards

Robin L. Brannon  
Witness Name: Robin L. Brannon  
Who has a Physical address of:  
2424 Jenks Avenue, Panama City, FL 32405

Ronald D. Wilson  
Witness Name: RONALD D. WILSON  
Who has a Physical address of:  
5800 TRAM RD  
PANAMA CITY, FL 32404

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of September, 2024, by Rae Bateman Edwards, who is personally known to me or who has produced Drivers License as identification.



Robin L. Brannon  
(Signature of person taking acknowledgment)  
Robin L. Brannon  
(Name typed, printed or stamped)  
\_\_\_\_\_  
(Title or rank)  
\_\_\_\_\_  
(Serial number, if any)