

This Instrument Prepared By:

**South Oak Title**  
**Christin Bramlette**  
**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-24-9099**

Property Appraisers Parcel I.D. (Folio) Number(s):  
**10286-000-000**

## **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **November 14, 2024**, by **Jeffrey D. Yates and Kimberly S. Yates, husband and wife** (herein referred to as "Grantor," whether one or more), whose mailing address is 2620 East 39th Plaza, Panama City, FL 32405, and **Shams Properties, LLC, a Tennessee Limited Liability Company**, (herein referred to as "Grantee"), whose mailing address is 109 Alabama 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:

**Lots 16, 17 and 18, Block 249, PLAT NO. 1 LYNNHAVEN, according to the Plat thereof, as recorded in Plat Book 5, Pages 9 and 10, of the Public Records of Bay County, Florida.**

This Property **IS NOT** 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.


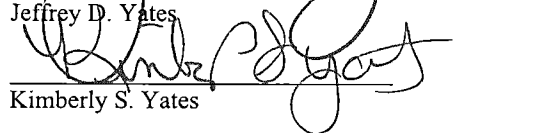
**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the 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 14<sup>th</sup> day of November, 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

  
Jeffrey D. Yates  
  
Kimberly S. Yates

Physical Address of Witness 1

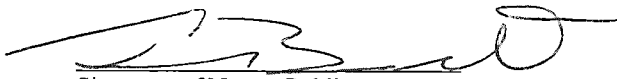
Physical Address of Witness 1

  
WITNESS  
**Brooks K. Tucker**  
Printed Name 2810 MLK Jr Blvd, A  
Panama City, FL 32405  
Physical Address of Witness 2

Physical Address of Witness 2

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization this 14 day of November, 2024, by Jeffrey D Yates and Kimberly S Yates.

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

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



CHRISTIN BRAMBLETTE  
Commission # HH 312994  
Expires August 4, 2026