

This Instrument Prepared By:
South Oak Title
Elizabeth Everitt Southerland
12805 U.S. 98 E
E201
Inlet Beach, FL 32461

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **PHL-24-8476**

Property Appraisers Parcel I.D. (Folio) Number(s):
05222-045-000

Consideration: \$215,000.00

WARRANTY DEED

THIS WARRANTY DEED, Made the **November 19, 2024**, by **James A. Burks, an unmarried person, and Tabitha Burks, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is 20699 Southeast Sherry Avenue, Blountstown, FL 32424, and **Timothy R. Sims, a single person, and Cambra N. Putman, a single person, as joint tenants with right of survivorship**, (herein referred to as "Grantee"), whose mailing address is 7205 Diane Lane, Panama City, FL 32404.

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 Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 2 South, Range 13 West, thence S 00 Degrees 51'47" East along the West line of said Southwest 1/4 of Southeast 1/4 a distance of 359.61 feet, thence North 89 Degrees 19'43" East, 1131.92 feet to an existing iron pipe; thence continue North 89 Degrees 19'43" East 227.34 feet to an iron rod (5943) said rod being the Point of Beginning, thence continue North 89 Degrees 19'43" East 150.00 feet to an iron pipe; thence South 00 Degrees 51'00" East 150.00 feet to an iron rod; thence South 89 Degrees 19'43" West 150.00 feet to an iron rod; thence North 00 Degrees 51'00" West 150.00 feet to the Point of Beginning, of the Public Records of Bay County, Florida.

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 19th day of November, 2024

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

Elizabeth Southerland
WITNESS
Elizabeth Southerland
Printed Name
12805 US Hwy 98 E
Physical Address of Witness 1
Inlet Beach, FL 32461
Physical Address of Witness 1

James A. Burks
James A. Burks
Tabitha Burks
Tabitha Burks

Amy Moore
WITNESS
Amy Moore
Printed Name
12805 US Hwy 98 E
Physical Address of Witness 2
Inlet Beach, FL 32461
Physical Address of Witness 2

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of November, 2024, by James A. Burks and Tabitha Burks.

Elizabeth Southerland
Signature of Notary Public
Print, Type/Stamp Name of Notary
Elizabeth Southerland
Personally Known: _____ OR Produced Identification: _____
Type of Identification di
Produced: _____

After Recording Return to:
South Oak Title
Elizabeth Everitt Southerland
12805 U.S. 98 E, E201
Inlet Beach, FL 32461

