

THIS INSTRUMENT PREPARED BY:

Robert P. Lynch, an employee of
Beach Land and Title Services, Inc.
4399 Commons Drive East
Suite 300
Destin, Florida 32541

24-1538

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 2nd day of December, 2024, between **Mickey Hardy Sr., an unmarried person and Mickey Joe Hardy, Jr., an unmarried person**, whose mailing address is 276 King's Crest Lane, Pelham, Alabama 35124, hereinafter referred to as "grantor", and **David Akin, an unmarried person**, whose mailing address is 16329 Justus Post Road, Chesterfield, Missouri 63017, hereinafter referred to as "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.)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Unit 1703, STERLING BREEZE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3021, Page 2025, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification No. 40001-175-099

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2025 and subsequent years.

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 Grantor hereby covenants with said grantee that 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, 2024.

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

Signed, Sealed, and Delivered
in our presence as witnesses:

Megan Breazeale
Witness 1 Signature
Print Name: Megan Breazeale
Address: 160 Pine St. Thorby AL.
35171

Mickey Hardy Sr.
Mickey Hardy Sr.

Mackenzie Mandell
Witness 2 Signature
Print Name: Mackenzie Mandell
Address: 1705 Michael Dr
Alabaster AL 35007

Mickey Joe Hardy, Jr.
Mickey Joe Hardy, Jr.

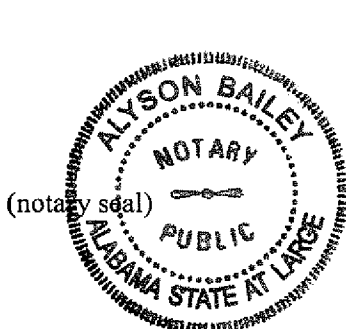
(witnesses as to both signatures)

STATE OF Alabama

COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of November, 2024, by Mickey Hardy Sr., an unmarried person and Mickey Joe Hardy, Jr., an unmarried person who: (Notary must check applicable box)

- ☐ is personally known to me.
☒ produced a current Alabama (state) driver's license as identification.
☐ produced _____ as identification.



Alyson Bailey
Notary Public

Alyson Bailey
print Notary Name

My Commission Expires: MY COMMISSION EXPIRES DECEMBER 27, 2027