

This Instrument Prepared By:  
**South Oak Title**  
**Christin Bramblette**  
**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-24-10065**

Property Appraisers Parcel I.D. (Folio) Number(s):  
**04987-060-000**

Consideration: \$26,000.00

## WARRANTY DEED

**THIS WARRANTY DEED**, Made the **December 16, 2024**, by **Tommy E. Johnson (herein referred to as "Grantor," whether one or more)**, whose mailing address is 14801 Highway 491 North, Philadelphia, MS 39350, and **Francisco Godinez, an unmarried man**, (herein referred to as "Grantee"), whose mailing address is 337 Southwest Fairway Avenue, Port St. Lucie, FL 34983.

**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 Northeast corner of the Southeast Quarter of the Northwest Quarter of the Section 3, Township 1 South, Range 13 West, Bay County, Florida; thence S 01°13'45" E, 1320.44 feet to the Point of Beginning; thence continue S 01°13'45" E, 330.11 feet; thence S 88°52'34" W, 280 feet to the East side of a cul- de-sac, having a 50' radius and being concave to the Southwest; thence Northwesterly along the Easterly right-of-way of said cul-de-sac, 46.46 feet (chord being N 27°46'24" W, 44.75 feet) to a point on said curve; thence N 01°13'45" W, 290.17 feet; thence N 88°33'15" E, 300 feet to the Point of Beginning. Known as Lot 5-B, Gainer's unrecorded subdivision.**

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 **2023**, 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 10<sup>th</sup> day of December, 2024.

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

Rhonda E. Smith  
WITNESS

Tommy E. Johnson by Diane Cumberland  
Tommy E. Johnson by Diane Cumberland, his Attorney-  
In-Fact his Attorney In Fact

Rhonda E. Smith  
Printed Name  
1779 Warren Rd  
Physical Address of Witness 1  
Meridian, MS 39305  
Physical Address of Witness 1

Amika Warsham  
WITNESS

Amika Warsham  
Printed Name  
256 OR 371  
Physical Address of Witness 2  
Heidelberg, MO 64439  
Physical Address of Witness 2

STATE OF Mississippi  
COUNTY OF Lauderdale

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of December, 2024, by Diane Cumberland, as Attorney-In-Fact for Tommy E. Johnson.

Rhonda E. Smith  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: Yes SSN  
Type of Identification Produced: 263-40-4376

After Recording Return to:  
South Oak Title  
Christin Bramlette  
2810 Martin Luther King Jr Blvd, Suite A  
Panama City, FL 32405

