

THIS INSTRUMENT PREPARED BY:

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220 McKenzie Avenue
Panama City, FL 32401
(850) 785-7454**

RE# 07396-015-006, 07396-015-007, 07396-015-008

WARRANTY DEED

THIS WARRANTY DEED is made this 2nd day of January, 2025, between **Michael Deckard**, whose mailing address is 5428 Blue Dog Road, Panama City, FL 32404, ("Grantor"), and **Ramon W. Shaw, and unmarried man, and Rena F. Shaw, an unmarried women, as joint tenants with full rights of survivorship**, whose mailing address is 1237 Hwy. 2297, Panama City, FL 32404, ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's heirs forever, the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

("Property").

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.

SUBJECT TO easements and restrictions of record, if any, and taxes for the current year.

THE PROPERTY described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, if any, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said Property.

AND GRANTOR does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

1) [Signature]
Witness 1
Print Name: Melisa Caporella
Address: 4725 Bay Point Rd, 209
Panama City Beach FL 32408

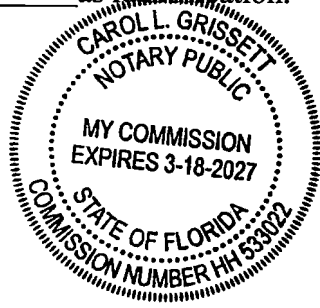
[Signature]
Michael Deckard

2) [Signature]
Witness 2
Print Name: Carol L. Grissett
220 McKenzie Ave
Address: Panama City, FL 32401

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of January, 2025, by Michael Deckard, who: (notary **must** check applicable box) is personally known to me; produced a current driver's license issued in the State of FL as identification; or produced _____ as identification.

(SEAL)



[Signature]
Notary Public
Commission #
My Commission Expires:

Exhibit A
Legal Description

Lot 6:

Commence at the Southeast corner of Section 24, Township 4 South, Range 13 West, Bay County, Florida; thence North 01 degrees 47'50" East, along the East line of said Section 24, for a distance of 3,948.58 feet to the South line of the North half of the North half of said Section 24, thence leaving said East line, run N89 degrees 56'58"W, along said South line of the North half of the North half of said Section 24, for a distance of 945.55 feet; thence leaving said South line, run S04 degrees 52'40"W for a distance of 969.03 feet to the Point of Beginning; thence run S83 degrees 48'13"W for a distance of 916.27 feet to the curving Easterly right of way line of County Road No. 2297; said curve being concave to the Southwest, having a radius of 3,869.83 feet and being subtended by a chord bearing S27 degrees 06'18"E for 140.76 feet; thence run Southeasterly along said curve an arc distance of 140.77 feet; thence leaving said Easterly right of way line, run S89 degrees 52'50"E for a distance of 827.51 feet; thence run N04 degrees 52'40"E for a distance of 226.75 feet to the Point of Beginning.

Lot 7:

Commence at the Southeast corner of Section 24, Township 4 South, Range 13 West, Bay County, Florida; thence North 01 degrees 47'50" East, along the East line of said Section 24, for a distance of 3,948.58 feet to the South line of the North half of the North half of said Section 24, thence leaving said East line, run N89 degrees 56'58"W, along said South line of the North half of the North half of said Section 24, for a distance of 945.55 feet; thence leaving said South line, run S04 degrees 52'40"W for a distance of 1195.78 feet to the Point of Beginning; thence run N89 degrees 52'50"W for a distance of 827.51 feet to the curving Easterly right of way line of County Road No. 2297; said curve being concave to the Southwest, having a radius of 3,869.83 feet and being subtended by a chord bearing S25 degrees 04'16"E for 133.96 feet; thence run Southeasterly along said curve an arc distance of 133.97 feet; thence leaving said Easterly right of way line, run S82 degrees 02'04"E for a distance of 758.89 feet; thence run N04 degrees 52'40"E for a distance of 225.59 feet to the Point of Beginning.

Lot 8:

Commence at the Southeast corner of Section 24, Township 4 South, Range 13 West, Bay County, Florida; thence North 01 degrees 47'50" East, along the East line of said Section 24, for a distance of 3,948.58 feet to the South line of the North half of the North half of said Section 24, thence leaving said East line, run N89 degrees 56'58"W, along said South line of the North half of the North half of said Section 24, for a distance of 945.55 feet; thence leaving said South line, run S04 degrees 52'40"W for a distance of 1421.37 feet to the Point of Beginning; thence run N82 degrees 02'04"W for a distance of 758.89 feet to the curving Easterly right of way line of County Road No. 2297; said curve being concave to the Southwest, having a radius of 3,869.83 feet and being subtended by a chord bearing S23 degrees 08'52"E for 125.85 feet; thence run Southeasterly along said curve an arc distance of 125.85 feet; thence leaving said Easterly right of way line, run S72 degrees 27'59"E for a distance of 716.05 feet; thence run N04 degrees 52'40"E for a distance of 227.10 feet to the Point of Beginning.