

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 24-0445
Parcel No. 40001-080-009

WARRANTY DEED

THIS WARRANTY DEED made the 19th day of February 2025,

by **SHANNON EDWARD LOTT and JODIE LYNNE LOTT, husband and wife**, whose post office address is 225 County Road 711, Enterprise, AL 36330, hereinafter called the Grantor,

to **TOMMY PAUL THORNTON, an unmarried man**, whose post office address is PO Box 2197, Gray, GA 31032, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof 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

Condominium Unit No. 202, Tranquil Harbour, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2910, Page 688 and amended in Official Records Book 3022, Page 1151, and Book 3232, Page 800 of the Public Records of Bay county, Florida (the "Declaration"). Together with an undivided interest in the common elements which are appurtenant to the unit as set out in the Declaration, and together with: (i) limited common element Parking Space Number P-3; (ii) limited common element Storage Space Number S-5; and Boat Slip Number BS-1.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD OF THE GRANTOR.

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 the Grantor hereby covenant 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 warrant the title to all persons whomsoever; and that said

land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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:*



Witness #1 Signature
Printed Name: Pedro Das Santos
Witness Address: 1109 Bell Weevil Cir, Ste 8
Witness Address: Enterprise, AL 36330


SHANNON EDWARD LOTT

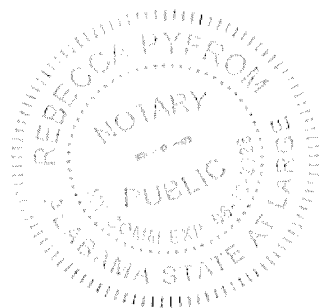
Witness #2 Signature
Printed Name: Jaren Hay
Witness Address: 1109 Bell Weevil Cir
Witness Address: Enterprise, AL 36330



JODIE LYNNE LOTT

STATE OF Alabama

COUNTY OF Coffee

The foregoing instrument was acknowledged before me by means of **physical presence** or **online notarization**, this day 18th of February, 2025, by **SHANNON EDWARD LOTT and JODIE LYNNE LOTT, husband and wife**, is/are personally known to me or has/have produced Drivers ID as identification.




Notary Public, State of Alabama
My Commission Expires: 06-10-2026