

**This Instrument Prepared by:**  
**Melisa A. Langerud**  
**An Officer of Diamond Title Agency, Inc.**  
**3436 A Highway 77**  
**Panama City, Florida 32405**  
**For Purposes of Title Insurance**  
**File No. 25-41508J**  
**Parcel ID No. 30933-163-000**

## **Warranty Deed**

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made **April 04, 2025**, BETWEEN

**Tennia Faith Kelly**

whose post office address is: PO Box 27688, Panama City Beach, Florida 32411

**GRANTOR**, and

**James Edward Henderson and Jensen Jones Henderson, husband and wife and Rhonda Jones, as joint tenants with full rights of survivorship and not as tenants in common**

whose post office address is: 6609 Thomas Drive, Unit 504, Panama City Beach, Florida 32408

**GRANTEE**

**WITNESSETH:** That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

PARCEL I:

Lot 115, according to the Plat of Bay Point Unit One, on file in Bay County Plat Book 11, Pages 47 through 56, Bay County, Florida.

LESS AND EXCEPT:

A part of Lot 115 and better described as: Beginning at the Northwesterly corner of Lot 115, Bay Point Unit One, according to the plat thereof as recorded in Plat Book 11, Pages 47 through 56, of the Public Records of Bay County, Florida; thence South 62 degrees 42 minutes 23 seconds East along the line between said Lot 115 and Lot 116, 68.28 feet; thence North 60 degrees 17 minutes 00 seconds West, 67.41 feet; thence South 45 degrees 29 minutes 54 seconds West, 3.00 feet to the Point of Beginning.

PARCEL II:

Commencing at the Northeasterly corner of Lot 116, Bay Point Unit One, according to the plat thereof as recorded in Plat Book 11, Pages 47 through 56, of the Public Records of Bay County, Florida; thence South 62 degrees 42 minutes 23 seconds East along the line between said Lot 116 and Lot 115, 68.28 feet to the Point of Beginning; thence continue along said line South 62 degrees 42 minutes 23 seconds East, 70.72 feet to the Westerly right of way of Marlin Circle and the Southeasterly corner of said Lot 116, being a point on a curve; thence Southwesterly and 3.00 feet along the arc of a curve concave to the Northwest having a radius of 455.00 feet and a central angle of 00 degrees 22 minutes 40 seconds; thence North 60 degrees 17 minutes 00 seconds West, 70.80 feet to the Point of Beginning.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 2025 taxes and assessments.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED, SEALED & DELIVERED  
IN THE PRESENCE OF:**

[Signature]

Witness #1 Signature

S Webb

Witness #1 Print Name

Address: 3436 A Highway 77

Panama City, Florida 32405

[Signature] (Seal)  
**Tennia Faith Kelly**

[Signature]

Witness #2 Signature

Melisa A. Langedud

Witness #2 Print Name

Address: 3436 A Highway 77

Panama City, Florida 32405

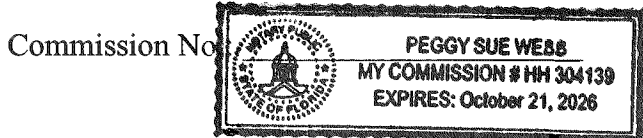
**THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME,  
SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT  
TO F.S. 695.26**

**STATE OF FLORIDA  
COUNTY OF BAY**

The foregoing instrument was acknowledged before me by means of  physical presence of ( ) online notarization, this April 04, 2025, by Tennia Faith Kelly, who is personally known to me or has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

- ( ) To me personally known
- Identified by Driver's License
- ( ) Identified by \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



[Signature]  
Notary Public **SUE WEBB**

Please Print Or Type Name As It Appears