

Prepared by and return to:

BURKE BLUE HUTCHISON SMITH ZIMMERMAN BURKE & MASTERS, P.A.  
16215 Panama City Beach Parkway  
Panama City Beach, FL 32413  
(850) 236-4444  
File No 2025-279

Based on: **\$199,000.00**

Documentary Stamps Collected: **\$1,393.00**

Parcel Identification No. **13383-000-000**

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## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 9th day of April, 2025 between Michael Thomas Pettit, a single man, whose post office address is 1214 Cornell Drive, Panama City, FL 32405, Grantor, to Sherry Diane Tedder and Cody William Tedder, Sr., wife and husband, whose post office address is 4932 East Hwy. 98, Panama City, FL 32404, Grantees:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

**Lot 20, in Block "D", according to the plat of SECOND ADDITION TO FOREST PARK, as recorded in Plat Book 8, Page 98, in the Office of the Clerk of the Circuit Court of Bay County, Florida.**

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to taxes** for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And Grantor hereby covenants** with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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 and delivered in our presence:

*Michael Thomas Pettit*  
Michael Thomas Pettit

*Raylene Margo Lavender*  
WITNESS

*Michele Robertson*  
WITNESS

Raylene Margo Lavender  
PRINTED NAME

MICHELE ROBERTSON  
PRINTED NAME

16215 Panama City Beach Parkway  
Panama City Beach, FL 32413  
WITNESS ADDRESS

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Panama City Beach, FL 32413  
WITNESS ADDRESS

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 9 day of April, 2025 by Michael Thomas Pettit, who ( ) is personally known to me or who ( ) has produced Florida Driver's License as identification.

*Raylene Margo Lavender*  
Signature of Notary Public

Raylene Margo Lavender  
Print, Type/Stamp Name of Notary

