

Prepared by:

Keith Carroll, Esq.  
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340 West 23<sup>rd</sup> Street, Suite K  
Panama City, Florida 32405

When recorded return to:

Keith Carroll Law, P.A.  
340 West 23<sup>rd</sup> Street, Suite K  
Panama City, Florida 32405

(Space above this line reserved for recording office use only)

**QUITCLAIM DEED**

THIS Quitclaim Deed, executed this 1<sup>st</sup> day of May 2025, by first party, Grantors Mohammad R. Shams and Sonia O. Shams, husband and wife, whose post office address is PO Box 500, Smyrna, TN 37167, to second party, Grantee Shams Properties, LLC, a Tennessee limited liability company, whose post office address is PO Box 500, Smyrna, TN 37167.

WITNESSETH, that the said first party, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration paid by the second party to the first party, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Bay County, Florida, to-wit:

**Commence at the Southwest corner of the Northwest Quarter of Section 7, Township 4 South, Range 13 West, Bay County, Florida and thence North 00°06'29" East, along the West line of said Section 7 for 559.49 feet of the point of intersection with a Westerly extension of the North line of Lot 56 (also being the South line of Lot 41), St. Andrews Bay Development Company's Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida as per plat thereof, recorded in Plat Book 5, at Page 40, in the Public Records of Bay County, Florida; thence, leaving said West line of Section 7, South 89°40'21" East, along said North line of Lot 56 and a Westerly extension thereof, for 52.99 feet to the East right of way line of State Road No. 30-A (also being known as U.S. Highway No. 98 and/or Tyndall Parkway, having a 100.00 foot wide right of way); thence continue South 89°40'21" East, along said North line of Lot 56, for 130.29 feet to the Northeast corner of that certain tract or parcel of land as described per instrument recorded in Official Records Book 1178, at Page 1330, in the Public Records of Bay County, Florida; thence, leaving said North line of Lot 56, South 00°31'55" West, along the East line of that certain tract or parcel of land thereof, for 100.00 feet to the Northeast corner of a tract or parcel of land as described per instrument recorded in Official Records Book 2103, at Page 561, in the Public Records of Bay County, Florida for the Point of Beginning; thence**

**MORE COMMONLY KNOWN AS 340 North Tyndall Parkway, Panama City, FL 32404 with a Parcel Identification Number of 06299-040-000**

AND

Commence at the Southwest corner of Lot 11, Block 2, Mashburn's First Addition to Parker according to the plat recorded in Plat Book 8, Page 22, in the Public Records of Bay County, Florida. Thence South 88°54'27" East along the South line of said Lot 11 for 31.23 feet to the East right of way line of U.S. Highway No. 98 (100 foot right of way) for the Point of Beginning. Thence North 00°33'46" East along said East right of way line for 150.00 feet; thence South 88°54'27" East parallel with the South line of said Lot 11 for 150.00 feet; thence South 00°33'46" West parallel with the East right of way line of said U.S. Highway No. 98 for 150.00 feet to the South line of said Lot 11; thence North 88°54'27" West along said South line for 150.00 feet to the Point of Beginning, containing 0.516 acres, more or less.

**MORE COMMONLY KNOWN AS 641 South Tyndall Parkway, Panama City, FL 32404, with a Parcel Identification Number of 07159-040-000**

AND

Begin at a point that is 156 feet South and 30 feet East of the Northwest corner of Section 6, Township 4 South, Range 14 West, said point being on the East line of Frankford Avenue for a Point of Beginning; thence run South 163.4 feet to a point 0.5 feet North of the existing cemetery fence; thence run East 135 feet; thence North 163.4 feet; thence West 135 feet to the Point of Beginning, lying and being a part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 4 South, Range 14 West, Bay County, Florida.

**MORE COMMONLY KNOWN AS 1420 Frankford Ave, Panama City, FL 32401, with a Parcel Identification Number of 18760-000-000**

AND

Commence at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 31, Township 3 South, Range 15 West, Bay County, Florida; thence South 89°51'22" East, along the North line of said NE 1/4 of SE 1/4, 199.85 feet to the Point of Beginning; thence continue South 89°51'22" East, 95.00 feet; thence departing said line run South 03°59'55" East, 141.22 feet to a point on the North right of way line of U.S. Highway 98; thence South 72°51'22" West, 110.01 feet along said right of way line; thence departing said right of way line run North 00°05'16" East, 173.04 feet to the Point of Beginning.

**MORE COMMONLY KNOWN AS 8610 Front Beach Road, Panama City Beach, FL 32407 with a Parcel Identification Number of 27556-022-000**

AND

Lots 5 and 6, Block 5, according to the plat of the Pines Second Addition, as recorded in Plat Book 7, Page 67, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

**MORE COMMONLY KNOWN AS 8813 Front Beach Road, Panama City Beach, FL 32408 with a Parcel Identification Number of 27715-000-000**

AND

Lot 17, Block 5, according to the plat of the Pines Second Addition, as recorded in Plat Book 7, Page 67, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

**MORE COMMONLY KNOWN AS 2009 Dorothy Ave, Panama City Beach, FL 32408 with a Parcel Identification Number of 27721-000-000**

**AND**

Commencing at the Northeast Corner of Government Lot 4, said point also being the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 32, Township 3 South, Range 15 West, Bay County, Florida; run North 89°44'26" West along the North line of said Government Lot 4 and the South line of said Northeast Quarter of the Northwest Quarter of Section 32, and an extension thereof, a distance of 1396.82 feet to the Northwest Corner of said Government Lot 4; thence along the West line of said Government Lot 4 run South 13°06'36" East 752.89 feet to a point on the North right of way line of U.S. Highway 98; thence along said North line of U.S. Highway 98 run North 72°49'52" East 38 feet to the point of beginning of the property herein described; thence run North 11°48'11" West 160.40 feet, to a point; thence run North 72°49'52" East 75 feet to a point; thence run South 11°48'11" East 160.40 feet to a point on the North right of way line of U.S. Highway 98; thence run South 72°49'52" West 75 feet to the point of beginning.

**MORE COMMONLY KNOWN AS 8000 Front Beach Road, Panama City Beach, FL 32407 with a Parcel Identification Number of 27868-010-000**

**AND**

That part of Section 4, Township 4 South, Range 15 West, Bay County, Florida, described as follows: Commencing at the Northeast Corner of Greentree Unit One as per plat thereof recorded in Plat Book 13, Page 13 of the Public Records of Bay County, Florida; thence North 0°23'41" West along the East line of Government Lot 3, of said Section 4 a distance of 529.04 feet; thence South 89°38'58" West parallel with the North line of said Greentree Unit One, 768.06 feet; thence North 22°12'23" West, parallel with and 250 feet Northeasterly of the Easterly R/W line of Thomas Drive, 341.26 feet; thence South 67°47'37" West, 50 feet to the Point of Beginning; thence continue South 67°47'37" West, 200 feet to the Easterly R/W line of Thomas Drive; thence North 22°12'23" West along said R/W line, 75.00 feet; thence North 67°47'37" East 200 feet; thence South 22°12'23" East, 75.00 feet to the Point of Beginning.

**MORE COMMONLY KNOWN AS 1815 Thomas Drive, Panama City Beach, FL 32408 with a Parcel Identification Number of 30165-051-000**

**AND**

**Lot 32, Block B, according to the plat of Seventh Addition to North Lagoon Oaks, as recorded in Plat Book 14, Page 80, in the Office of the Clerk of the Circuit Court of Bay County, Florida.**

**Together with 195 SCHU Mobile Home ID#C197453A and C197453B.**

**MORE COMMONLY KNOWN AS 2320 Grand Oaks Lane, Panama City Beach, FL 32408 with a Parcel Identification Number of 30167-768-000**

**AND**

**A portion of Lot 1, Block 5, TREASURE COVE, according to the plat thereof as recorded in Plat Book 8, Page 64, of the Public Records of Bay County, Florida, being more particularly described as follows:**

Commencing at iron pipe marking the Southeasterly corner of Lot 2, of said Block 5, said corner being on a curve of the Northerly right of way line of North Lagoon Drive (a public 100 foot right of way) concave to the Southwest and having a radius of 2914.934; thence Southeasterly along said curving right of way line an arc distance of 26.19 feet, being subtended by a chord bearing South 54°00'15" East, 26.19 feet to the Point of Beginning, thence continue Southeasterly along said curving Northerly right of way line an arc distance of 24.27 feet, being subtended by a chord bearing South 53°30'30" East, 24.27 feet to the point of reverse curvature of a non-tangent curve, being concave to the North and having a radius of 25.00 feet; thence Northeasterly along said curve an arc distance of 38.84 feet; being subtended by a chord bearing North 80°17'06" East, 35.05 feet to a point of non-tangency; thence North 37°41'17" East along the Westerly right of way line of Cypress Street (a public 50 foot right of way), 58.34 feet to the point of curvature of a non-tangent curve, being concave to the West and having a radius of 25.00 feet; thence Northwesterly along said curve an arc distance of 39.69 feet, being subtended by a chord bearing North 05°48'32" West, 35.65 feet to a point of compound curvature of a curve on the Southerly right of way line of Poinciana Drive (a public 50 foot right of way), being concave to the Southwest and having a radius of 3024.934; thence Northwesterly along said curve an arc distance of 26.21 feet, being subtended by a chord bearing North 53°29'55" West, 26.21 feet; thence leaving said Southerly right of way line, proceed South 36°15'12" West, 110.00 feet to the Point of Beginning.

**MORE COMMONLY KNOWN AS 6498 North Lagoon Drive, Panama City Beach, FL 32408 with a Parcel Identification Number of 30993-030-000**

**AND**

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, IN BLOCK 9, ACCORDING TO PLAT OF L.M. WELLS GULF BEACH ESTATES IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST; RUNNING THENCE NORTH 50 FEET FOR A POINT OF BEGINNING OF PARCEL TO BE CONVEYED; RUNNING THENCE WEST 150 FEET; THENCE NORTH 100 FEET; THENCE EAST 150 FEET; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING. SAID PLAT OF L.M. WELLS GULF BEACH ESTATES ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA.**

**MORE COMMONLY KNOWN AS 318 Sundial Street, Panama City Beach, FL 32413 with a Parcel Identification Number of 38391-000-000**

**AND**

**Commence at the Southeast corner of Lot 7, in Block 10, of L. M. Wells Gulf Beach Estates, according to the plat thereof, as recorded in Plat Book 1, at Page 67, of the Public Records of Bay County, Florida; thence South along the East line of Lot 6, in Block 10, for 53 feet to the Point of Beginning; thence continue South along the East line of Lots 5 and 6 for 158.07 feet; thence South 88°06'03" W for 100.44 feet; thence N 88°10'40" W for 104.67 feet to the East R/W line of Sundial Street; thence North along said R/W line 158.07 feet to a point 53 feet South of the Southwest corner of Lot 7; thence East parallel to the South line of Lot 7 for 205 feet to the Point of Beginning. Being a part of said Lots 5 and 6, in Block 10, of L.M. Wells Gulf Beach Estates.**

**MORE COMMONLY KNOWN AS 307 Sundial Street, Panama City Beach, FL 32413 with a Parcel Identification Number of 38402-000-000**

AND

Commence at the Southwest corner of Government Lot 1, Section 5, Township 4 South, Range 15 West; thence N 00°07'40" W along the West boundary line of said Lot 1 for 660 feet; thence N 89°59'24" E for 1963.52 feet to a point on the Western right of way line of Thomas Drive; thence S 26°59'23"E along said right of way line for 184.02 feet to the Point of Beginning; thence S 67°29'11" W for 84.15 feet; thence S 14°33'55" E for 67.41 feet; thence N 75°48'48" E for 64.83 feet; thence S 74°27'16" E for 47.72 feet to a point of the Western R/W line of Thomas Drive; thence N 26°59'36" W along said R/W line for 106.00 feet to the Point of Beginning, said land being in the Northwest Quarter of Section 4, Township 4 South, Range 15 West, Bay County, Florida.

&

Commence at the Southwest corner of Government Lot 1, Section 5, Township 4 South, Range 15 West; thence N 00°07'40" W along the West boundary line of said Lot 1 for 660 feet; thence N 89°59'24" E for 1963.52 feet to a point on the Western right of way line of Thomas Drive; thence S 26°59'23"E along said right of way line for 184.02 feet to the Point of Beginning; thence S 78°57'37" W for 145.1 feet; thence S 00°14'27" W for 123.77 feet; thence N 89°44'57" E for 96.45 feet; thence N 14°13'42" W for 15.48 feet; thence N 24°36'59" W for 40.53 feet; thence N 14°52'01" W for 66.38 feet; thence N 67°29'24" E for 91.65 feet to the Point of Beginning, said parcel of land being in the Northwest Quarter of Section 4, Township 4 South, Range 15 West, Bay County, Florida.

&

Commence at the Southwest corner of Government Lot 1, Section 5, Township 4 South, Range 15 West; thence N 00°07'40" W along the West boundary line of said Lot 1 for 660 feet; thence N 89°59'24" E for 1963.52 feet to a point on the Western right of way line of Thomas Drive; thence S 26°59'23"E along said right of way line for 63.00 feet; thence S 89°44'57" W for 123.55 feet; thence N 14°33'42" W for 15.48 feet; thence N 24°36'59" W for 40.53 feet; thence N 14°52'01" W for 66.38 feet; thence N 67°29'24" E for 7.50 feet; thence S 14°33'42" E for 67.41 feet; thence N 75°49'01" E for 64.85 feet; thence S 74°27'03" E for 47.74 feet to the Point of Beginning, said land being in the Northwest Quarter of Section 4, Township 4 South, Range 15 West, Bay County, Florida.

MORE COMMONLY KNOWN AS 1312 & 1314 Thomas Dr, Panama City Beach, FL 32408 with a Parcel Identification Number of 30158-020-000 & 30158-030-000

**THESE PROPERTIES ARE NOT THE HOMESTEAD OF THE GRANTORS.**

**This deed is made based upon a description provided by the grantors without title insurance. The preparer makes no representations as to the title of the property and disclaims all responsibilities therefore.**

TO HAVE AND TO HOLD as fee simple owner, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party and second party's heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents, the day and year first above written.

Signed, sealed, and delivered in our presence:

WITNESSES:

  
\_\_\_\_\_

(Print name) Keith Carroll

Post Office Address 340 W. 23rd St., Ste. K

Parana City, FL 32405

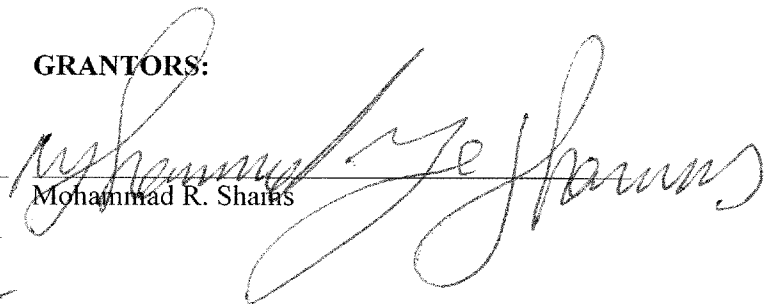
  
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(Print name) Paco R. Schulz

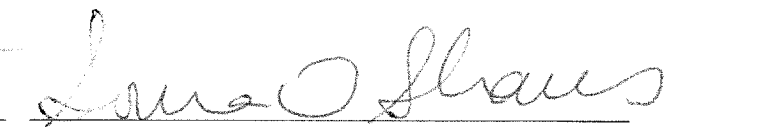
Post Office Address 340 W 23rd St. Ste K

Parana City, FL 32405

GRANTORS:

  
\_\_\_\_\_

Mohammad R. Shams

  
\_\_\_\_\_

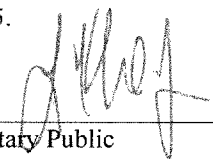
Sonia O. Shams

STATE OF Florida, COUNTY OF Bay

I, the undersigned, a Notary Public for the State of Florida, do hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mohammad R. Shams and Sonia O. Shams, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same and who are personally known to me or have been identified by providing valid identification.

Witness my hand and official seal, this the 1st day of <sup>May</sup> ~~April~~ 2025.

My Commission Expires:  
(SEAL)

  
\_\_\_\_\_  
Notary Public

