

This Instrument Prepared By:

**South Oak Title
Jacob Nye
13800 Panama City Beach
Parkway
STE 117
Panama City Beach, FL 32407**

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **PCB-25-3667**

Property Appraisers Parcel I.D. (Folio) Number(s):
06731-000-000

Consideration: \$155,000.00

WARRANTY DEED

**THIS WARRANTY DEED, Made the May 9, 2025, by
Bobbie Irene Littleton, a married woman, and Pamela Ann Misita, a married woman (herein referred to as
“Grantor,” whether one or more), whose mailing address is
370 Massalina Drive, Panama City, FL 32401
and Jimmy Austin Clifford, Jr., an unmarried man, (herein referred to as “Grantee”), whose mailing address is
418 Beulah Avenue, Panama City, FL 32404**

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

Lots 14, 15, 23 and 24, Block 4, plus adjoining alley on South side, according to the plat of CALLAWAY as recorded in Plat Book 5, Page 1, of the Public Records of Bay County, Florida.

Together with that certain mobile home ID. No. LOHGA11617155 Title No. 124602771

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

TOGETHER with all 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 covenants 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2025**, reservations, restrictions, and easements of record, if any.

*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 20th day of April, 2025.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

Jacob Nye
WITNESS

Bobbie Irene Littleton
Bobbie Irene Littleton

Jacob Nye
Printed Name

13800 PCB Pkwy
Physical Address of Witness 1

PCB FL 32407
Physical Address of Witness 1

[Signature]
WITNESS

Charles G. Tucker
Printed Name

13800 PCB Pkwy
Physical Address of Witness 2

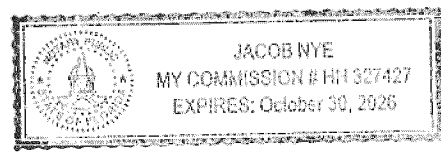
PCB FL 32407
Physical Address of Witness 2

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 20th day of April, 2025, by Bobbie Irene Littleton, () who is/are personally known to me or () who has/have produced FL DL as identification.

Jacob Nye
Signature of Notary Public

Jacob Nye
Print, Type/Stamp Name of Notary



After Recording Return to:
South Oak Title
Jacob Nye
13800 Panama City Beach Parkway, STE 117
Panama City Beach, FL 32407

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 28 day of APRIL, 2025.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

Jennifer Gennuse
WITNESS
Jennifer Gennuse

Printed Name

1400 MARKET PLACE BLVD

Physical Address of Witness 1

CUMMING, GA 30041

Physical Address of Witness 1

Sheila Collins

WITNESS

Sheila Collins

Printed Name

1400 MARKETPLACE BLVD

Physical Address of Witness 2

CUMMING, GA 30041

Physical Address of Witness 2

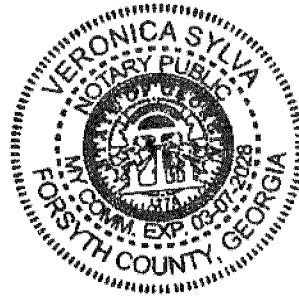
Pamela Ann Misita
Pamela Ann Misita

~~FLORIDA~~
STATE OF GEORGIA
~~BAY~~ COUNTY OF FORSYTH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2025, by Pamela Ann Misita, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.

Veronica Sylva
Signature of Notary Public

VERONICA SYLVA
Print, Type/Stamp Name of Notary



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Panama City Beach, FL 32407