

WARRANTY DEED  
INDIVID. TO INDIVID

D.R. BOOK 893 PAGE 141

RAMCO FORM 01

This Warranty Deed Made the 27TH day of April

A. D. 19 82 by

JOHN R. COFFEY, a single man,

hereinafter called the grantor, to

FRANKIE ALDERMAN, a single woman,

whose postoffice address is 3822 43rd Street, Panama City, Florida 32401,  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

FILED  
82 APR 27 AM 10:29  
HAROLD BAZZEL  
CLERK OF CIRCUIT COURT  
BAY COUNTY, FLORIDA

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 -- and other valuable considerations, 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:

Commence at the Northeast corner of Lot 69 according to St. Andrew Bay Development Company's plat of Section 13, Township 3 South, Range 14 West, thence West 140 feet along the North boundary line of said Lot for the point of beginning; thence South 162 feet in a line parallel to the East boundary line of said Lot; thence West 35 feet in a line parallel to the North boundary line of said lot; thence North 52 feet in a line parallel to the East boundary line of said lot; thence West 45 feet in a line parallel to the North boundary line of said lot; thence North 110 feet in a line parallel to the East boundary line of said lot; thence East 80 feet, more or less, to the point of beginning.

**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 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 December 31, 1981.

Documentary Tax Pd. \$ 146.25  
Intangible Tax Pd. \$ \_\_\_\_\_  
Harold Bazzel, Clerk, Bay County  
By: HW D.C.

**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:

Martin Kirkland  
Myra Strickland

John R. Coffey [U.S.]  
JOHN R. COFFEY [U.S.]

STATE OF FLORIDA,  
COUNTY OF BAY.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JOHN R. COFFEY,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, A. D. 19 82.

Myra B. Strickland  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES FEBRUARY 5, 1986

This Instrument prepared by L. Charles Hilton, Jr.  
Address P. O. Box 2462, Panama City, Fl. 32401

SPACE BELOW FOR RECORDERS USE  
BAY COUNTY FLORIDA  
Filed for record, APR 27 1982  
10:29 P  
m of clock and duly recorded. Book and Page indicated above. Harold Bazzel, Clerk, Circuit Court.  
By: Douglas Henderson

14625