

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD  
PENSACOLA, FLORIDA 32534  
Property Appraisers Parcel Identification (Folio) Numbers:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 25<sup>th</sup> day of March 2010 by **THE MITCHELL COMPANY, INC., AN ALABAMA CORPORATION**, herein called the grantor, to

Anthony J Joyce and Misty Carolyn Joyce, husband & wife  
whose post office address is 5960 Magnolia Bend Blvd., Milton, FL 32570  
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)

**WITNESSETH:** That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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 Santa Rosa County, State of Florida, viz.:

**SEE ATTACHED EXHIBIT "A"**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2010 and thereafter.**

**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, and hereby 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, 2009.

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

Signed, sealed and delivered in the presence of:

Joyce P. Olsen  
Witness #1 Signature  
Joyce P. Olsen  
Witness #1 Printed Name  
Nona E. Spencer  
Witness #2 Signature  
Dona E. Spencer  
Witness #2 Printed Name

**THE MITCHELL COMPANY, INC., AN ALABAMA CORPORATION**  
Stephen Schumann  
BY:  
IT'S: Senior Vice President

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 25 day of March 2010 by Stephen Schumann as Sr. V.P. of THE MITCHELL COMPANY, IINC., AN ALABAMA CORPORATION on behalf of the corporation. He/She is personally known to me.

**SEAL**  
**Dona E. Spencer**  
**Notary Public**  
**State of Florida**  
**Commission # DD766549**  
**Comm. Expires 6-29-12**

Nona E. Spencer  
Notary Signature  
Dona E. Spencer

My Commission Expires: 6/29/12

Printed Notary Signature

**STATE OF FLORIDA  
COUNTY OF SANTA ROSA**

**ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Santa Rosa Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Magnolia Bend

Legal Address of Property: 1 A Magnolia Bend

The County (xx) has accepted ( ) has not accepted the abutting roadway for ( ) dirt, (xx) paved maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 25 day of March, 2010.

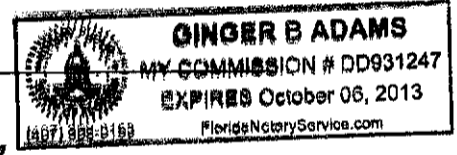
SELLER: [Signature] 3/3/10

By: David Kabalkey

The foregoing instrument was acknowledged before me this 25 day of March, 2010 by David Kabalkey who is personally known to me or who has produced [Signature] as identification.

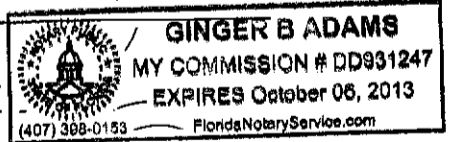
Buyer: [Signature]  
Name: Anthony Joyce

[Signature]  
Notary Public  
Buyer: [Signature]  
Name: Misty Joyce



The foregoing instrument was acknowledged before me this 25 day of March, 2010 by Anthony Joyce who is personally known to me or who has produced [Signature] as identification.

[Signature]  
Notary Public



**COPIES**

**Exhibit "A"**

**Legal Description**

**Lot 1 Block A Magnolia Bend, according to the plat thereof, recorded in Plat Book 11, Page(s) 7, of the Public Records of Santa Rosa County, Florida.**

UNOFFICIAL

COPY  
File No.: 1002-156