

This Instrument Prepared By:
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Gulf Breeze, Florida 32563
(850) 934-1003

Tax Parcel ID #: 23-1N-29-1210-04900-0052

STATE OF FLORIDA

COUNTY OF SANTA ROSA

WARRANTY DEED

THIS INDENTURE, made effective the 5th day of April, 2016, by KEITH ROBERT BARNES, a married man, and BRITTANY NICHOLE SMITH, f/k/a BRITTANY NICHOLE BARNES, a married woman (the "Grantors") in favor of PENSACOLA HABITAT FOR HUMANITY, INC., a Florida not for profit corporation, whose address is P.O. Box 13204, Pensacola, FL 32591-3204, (the "Grantee"),

WITNESSETH THAT:

For and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by Grantee to Grantors at or before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are acknowledged, Grantors have and do hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain tract or parcel of real property lying and being in Santa Rosa County, Florida and being more particularly described as follows (the "Property"):

The West 100 feet of the East 300 feet of the North 100 feet of Lot 5, Block 49, FloridaTown, according to the plat thereof as recorded in Plat (Deed) Book A15, Page 389-A, Public Records of Santa Rosa County, Florida.

The Property does not constitute the constitutional homestead of either Grantor.

TO HAVE AND TO HOLD, the Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

Grantors do hereby warrant and shall forever defend the right and title to the Property unto Grantee, its successors and assigns against the claims of all persons whomsoever.

This conveyance is given in lieu of foreclosure, but not in satisfaction, of that certain Real Estate Mortgage And Security Agreement made by Grantors in favor of Grantee dated the 6th day of November, 2009, recorded in Official Records Book 2944, Page 606, in the Public Records of Santa Rosa County, Florida (the "Security Agreement"). This is an absolute conveyance, the consideration for which, in addition to that stated above, is the release of the Grantors from liability under the debt secured by the Security Agreement. This conveyance is not and should not be construed as a conveyance to secure a debt. It is the intent of Grantors and Grantee that title to the Property should not be merged with the lien of the Security Agreement, and this conveyance should be so construed.

UNOFFICIAL COPY

Signed, sealed and delivered
in the presence of:

Anita Macias
[Type/Print Name of Witness]

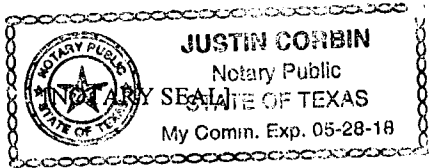
Rosma Juarez-Guyton
[Type/Print Name of Witness]

[Signature]
KEITH ROBERT BARNES

STATE OF TEXAS

COUNTY OF Tarrant

The foregoing instrument was acknowledged before me this 6th day of April, 2016, by Keith Robert Barnes, who is personally known to me or has produced a driver license as identification.



[Signature]
NOTARY PUBLIC
Justin Corbin
(Print/Type Name)

My Commission Expires: 5-28-18
My Commission No.: 128228844

Signed, sealed and delivered
in the presence of:

Dianne McMaster
DIANNIE MCMASTER
[Type/Print Name of Witness]

Richard M Colbert
[Type/Print Name of Witness]

Brittany Nichole Smith
BRITTANY NICHOLE SMITH

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of April, 2016, by
Brittany Nichole Smith, who is personally known to me or has produced a driver license as identification.

Richard M Colbert
NOTARY PUBLIC
(Print/Type Name)

[NOTARY SEAL]

My Commission Expires:
My Commission No:
Notary Public State of Florida
Richard M Colbert
My Commission FF 906574
Expires 08/04/2019