

Return to: Amber Jernigan
Name: SETCO Services, LLC - Pensacola
Address: 121 Palafox Place
Pensacola, FL 32502
This Instrument Prepared:

SETCO Services, LLC - Pensacola
121 Palafox Place
Pensacola, FL 32502

Documentary Stamp Taxes were collected in the amount of (\$1,659.00) based on the purchase price amount of (\$237,000.00).

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

Property Appraisers Parcel I.D. (Folio) Number(s): 29-2S-28-5440-00F00-0110
File No: N00637

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF SANTA ROSA

This Warranty Deed Made this 17th day of November, 2016, by **Garrett Austin Snellgrove, Jr. and Janice Tillman Snellgrove, husband and wife**, hereinafter referred to as the Grantor, whose post office address is: 7240 NW 7th Court, Margate, FL 33064, to **Ryan Layton Fowler, a married man**, hereinafter referred to as the Grantee, whose post office address is: 3311 Gulf Breeze Pkwy, #101, Gulf Breeze, FL 32563.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the 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, Florida**, viz:

Lot 11, Block F, Tiger Point Village, Unit 1, a subdivision of a portion of Sections 29 and 32, Township 2 South, Range 28 West, Santa Rosa County, Florida, according to plat recorded in Plat Book C, at Page 8, of the Public Records of said County.

Said property IS NOT the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 January 1, 2016, 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.)

COPY

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness No. 1 Signature: [Signature]
Printed Name: Sophia Young

[Signature]
Garrett Austin Snellgrove Jr.

Witness No. 2 Signature: [Signature]
Printed Name: Sanjae Black

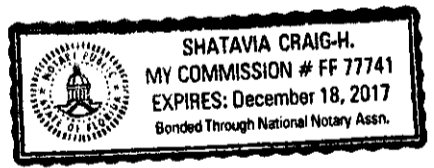
[Signature]
Janice Tillman Snellgrove

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this the 17th day of November, 2016, by **Garrett Austin Snellgrove Jr. and Janice Tillman Snellgrove, husband and wife**, who are known to me or who have produced FL Drivers License as photo identification.

(AFFIX NOTARY SEAL HERE)

[Signature]
Notary Public
Printed Name: Shatavia Craig
My Commission Expires: DEC 18, 2017



COPY