

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Allure Title Company  
1307 E Cervantes St  
Pensacola, FL 32501  
850-332-5201

Property Appraisers Parcel Identification (Folio) Numbers: 32-2S-28-4850-01300-0240

Space Above This Line For Recording Data \_\_\_\_\_

## General Warranty Deed

THIS WARRANTY DEED, made the 31<sup>st</sup> day of December 2024 by  
Jerrell Lee Sims and Nichole Lynn Sims, husband and wife, both individually and as  
Co-Trustees of the Sims Revocable Trust dated April 6, 2023

whose post office address is 3364 Santa Rosa Drive, Gulf Breeze, FL 32563  
herein called the grantors, to

**Patrick Rollins, unmarried and Hannah Tilden, Unmarried**

whose post office address is 3364 Santa Rosa Drive, Gulf Breeze, FL 32563  
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)

This is a Homestead Property for the Grantors

**WITNESSETH:** That the grantors, 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.:

**LEGAL:**

Lot 24, Block 13, FOURTH ADDITION TO SANTA ROSA SHORES, according to plat thereof as recorded in Plat Book B, Page 104, of the Public Records of Santa Rosa County, Florida.

Subject to easements and restrictions of record.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2023.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address: 1307 E Cervantes Pensacola FL 32501

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address: 1307 E Cervantes Pensacola, FL 32501

[Signature]  
Jerrell Lee Sims as both individually and as Co-Trustee of the Sims Revocable Trust dated April 6, 2023

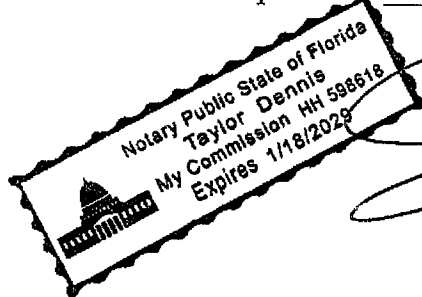
[Signature]  
Nichole Lynn Sims as both individually and as Co-Trustees of the Sims Revocable Trust dated April 6, 2023

STATE OF FL  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization, this 9<sup>th</sup> day of December 2024 by:  
Jerrell Lee Sims as both individually and as Co-Trustee of the Sims Revocable Trust dated April 6, 2023  
Nichole Lynn Sims as both individually and as Co-Trustees of the Sims Revocable Trust dated April 6, 2023

who are personally known to me or have produced [Signature] as identification and did (did not) take an oath.

Seal:



[Signature]  
Notary Public

Printed Notary Name