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INFORMATION FURNISHED BY THE
GRANTOR; ACCURACY OF LEGAL
DESCRIPTION OR MARKET ABILITY
OF TITLE IS NOT GUARANTEED BY
THE PREPARER.

Prepared By and Return To:
J. Christopher Barr
Bryant, Higby & Barr, Chartered
Post Office Box 860
Panama City, FL 32402

Parcel ID #24-5S-02W-000-02973-004

QUIT CLAIM DEED

THIS DEED, executed this 31st day of December, 2020, by, TITAN READYMIX, LLC, a Georgia Limited Liability Company, whose post office address is 695 Moore St., Covington, Georgia 30014, hereinafter called the Grantor, to KKJ HOLDINGS, LLC, a Georgia Limited Liability Company, whose post office address is 132 Mott Rd., Barnesville, Georgia 30204, hereinafter called the Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee all the right, title, interest, claim, and demand which the said Grantor has in and to the following described land, lying and being in the County of Wakulla, State of Florida, to-wit:

The land hereinafter referred to is situated in the City of Panacea, County of Wakulla, State of FL, and is described as follows: Commencing at a concrete monument marking the Northeast corner of Block "C" North, of Tullys Survey of the Town of Panacea, Florida, shown by Plat or Map recorded in flat Book No.1 of the public records of Wakulla County, Florida and run thence South 7 degrees 13 minutes 30 seconds East along the easterly boundary of said Block "C" North, 425.09 feet, thence run North 87 degrees 19 minute 45 seconds East, and parallel to the northerly right of way Boundary of Walker Avenue 60.19 feet to a point on the Easterly boundary of a 60.0 foot right of way for the point of beginning. From said point of beginning continue North 87 degrees 19 minutes 45 seconds East and parallel to the Northerly right of way boundary of Walker Avenue 917.34 feet to the shoreline of Dickerson Bay thence run along said shoreline north 36 degrees 26 minutes East 128.86 feet, thence run South 87 degrees 19 minutes 45 seconds West and parallel to the Northerly right of way boundary of Walker Avenue 1006.58 feet to the Easterly boundary of a 60.0 foot right of way thence run south 7 degrees 13 minutes 30 seconds east along Easterly boundary

of said right of way 100.32 feet to the point of beginning. Said parcel being in the south one-half of Section 24, Township 5 South, Range 2 West, Wakulla County, Florida.
Property Address is: 73 Alison Avenue, Panacea, FL32346

The subject property is not the homestead of the Grantor.

SUBJECT to all mortgages, easements and restrictions of record and ad valorem taxes subsequent to December 31, 2020.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

Signed, sealed and delivered in the presence of:

TITAN READYMIX, LLC,
a Georgia Limited Liability Co.

Witness Signature: _____

[Handwritten Signature]

Witness Printed Name: _____

Philip A. Johnson

DONALD BRENT LATIMER
It's Managing Member

Witness Signature: _____

[Handwritten Signature]

Witness Printed Name: _____

Barry R. Veld

STATE OF GEORGIA)
COUNTY OF Newton)

The foregoing instrument was acknowledged before me this 31st day of December, 2020, by Donald Brent Latimer on behalf of Titan Readymix, LLC, a Georgia Limited Liability Co., who is personally known to me or who has produced _____ as identification, by means of his physical presence or online notarization.

[Handwritten Signature]

NOTARY PUBLIC
Print Name: Rita S. Johnson
My commission expires: April 25, 2023

