

INSTRUMENT PREPARED BY:)
Bonnie L. McAllister)
100 Mill Way)
Panama City, Florida 32409)
)

RETURN INSTRUMENT TO:)
Bonnie L. McAllister)
100 Mill Way)
Panama City, Florida 32409)
)
)
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)
)

Above This Line Reserved for Official Use Only
(Fla Stat. § 695.26)

QUITCLAIM DEED
(Enhanced Life Estate / Lady Bird Deed)

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bonnie L. McAllister, a married woman, with an address of 100 Mill Way, Panama City, Florida 32409 (the "Grantor"), hereby remises, releases, and quitclaims unto Bonnie L. McAllister, a married woman, with an address of 100 Mill Way, Panama City, Florida 32409 (the "Life Tenant"), for her life, without any liability for waste, and with full power and authority in such Life Tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Grantee (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenant, the remainder, if any, to Stacy L. McAllister, an unmarried woman, with an address of 892 Scott Cir., Decatur, Georgia 30033 (the "Grantee"), all of Grantor's right, title, interest, and claim in or to the real property located in Wakulla County, Florida, described as follows (the "Property"):

LOT 21, TUSCANY TRACE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN THE PLAT BOOK 4, PAGE 76 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Parcel Identification Number: 00-00-074-338-10202-A21

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

Tenant for the natural life of the Life Tenant, with the remainder, if any, in Grantee and Grantee's successors and assigns, forever.

The Property is not the homestead of Grantor. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the remainder in the Grantee for estate planning purposes. There is no new consideration for this Quitclaim Deed.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Grantee. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from her status as Grantor.

Signed by the Grantor, Bonnie L. McAllister, on April 30, 2021.

Signed, sealed and delivered in our presence:

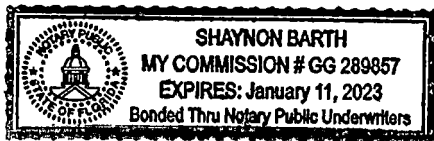
Dorothy Lewellyn
Print Witness Name: Dorothy Lewellyn

Bonnie L. McAllister
Bonnie L. McAllister

Bryssa Troike
Print Witness Name: Bryssa Troike

**STATE OF FLORIDA
BAY COUNTY**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 29 day of April, 2021 by Bonnie L. McAllister.



Shaynon Barth
NOTARY PUBLIC
Notary Name (Print): Shaynon Barth
Notary Serial Number (if Any): 289857
Commission Expiration Date (if Any): 01-11-2021

[] Personally Known or [] Produced Identification
Type of Identification Produced: FLD