

WARRANTY DEED

WARRANTY DEED, made this 23rd day of September, 1986,
by and between First Federal Savings and Loan Association of The Florida
Keys, as Grantor, of the County of Monroe, State of Florida, and James L.
Joiner and Sadie W. Joiner, husband and wife, Grantee(s), whose post
office address is 724 Lauren Parkway, Stone Mountain, Georgia 30083.

W I T N E S S E T H :

THAT the Grantor, for and in consideration of the sum of Ten
Dollars (\$10.00), and other good and valuable consideration, to it in
hand paid by the Grantee(s), the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the Grantee(s), their heirs and
assigns forever, the following-described real property, located and situate
in the County of Wakulla and State of Florida, to-wit:

Unit No. B-11 of BAYSIDE VILLAS OF PANACEA, a
Condominium, according to the Declaration of
Condominium thereof, recorded under Official
Records Book 88, at page 1, of the public records
of Wakulla County, Florida; as amended by that
certain Amendment to Declaration of Condominium,
recorded under Official Records Book 88, page 851,
of the public records of Wakulla County, Florida;
and further amended by that certain Second
Amendment to Declaration of Condominium recorded
under Official Records Book 123, page 931, of the
public records of Wakulla County, Florida, together
with all appurtenances thereto, including an
undivided interest in the common elements and the
limited common elements of said Condominium as set
forth in the above-described Declaration as
amended.

THIS conveyance is subject to the following:

1. Taxes and assessments for the year 1986, and subsequent years.
2. Conditions, restrictions, limitations and easements of record.
3. Laws, zoning laws, regulations or ordinances affecting the subject real property.
4. The Declaration of Condominium and exhibits attached thereto, including the Articles of Incorporation and By-Laws of BAYSIDE VILLAS OF PANACEA CONDOMINIUM ASSOCIATION, INC.

The benefits and obligations hereunder shall inure to and be
binding upon the heirs, executors, administrators and successors of the
Grantee(s), and the Grantor hereby covenants with said Grantee(s) that
the Grantor is lawfully seized of said land in fee simple; that the

RECORDED
DATE & TIME 10:15 AM

1986 SEP 23 5 PM 3-11

CARLTON TUCKER
CLERK CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

66715

Documentary Stamps Paid \$ 4.39.50
Date 11-5-86 Wakulla County,
Florida. Carlton Tucker, Clerk of Circuit
Court. Elaine S. Linton
By: Elaine S. Linton
Deputy Clerk

This
Instrument
Prepared
By:

ELWIN R. THRASHER, JR.
ATTORNEY AT LAW
POST OFFICE BOX 4351
TALLAHASSEE FLORIDA
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Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these premises to be executed the day and year first above written.

Signed, sealed and delivered
In the presence of:

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF THE FLORIDA KEYS

[Signature]
Jeffrey S. Salinger

By [Signature]
Its Exec. Vice President

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared David H. Lewis, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Exec. Vice Pres. of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE FLORIDA KEYS, and he acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 23rd day of September, 1986.

[Signature]
Notary Public
My Commission Expires: 12/31/87
Notary Public, State of Florida
My Commission Expires July 10, 1988
(SEAL)

ACKNOWLEDGMENT AND ACCEPTANCE BY GRANTEE

Grantee(s) acknowledge that they have read the Declaration of Condominium, and all exhibits attached thereto, the Articles of Incorporation and the By-Laws, described in the foregoing Warranty Deed, understands that each and every provision of the foregoing document is fair and reasonable, is made for the benefit of all owners of the

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Condominium and is essential to the successful operation and management of the subject condominium development; Grantee(s) covenant for themselves, their heirs, successors and assigns forever, to abide by each and every provision of said Declaration and every Exhibit attached thereto and made a part thereof.

Signed, sealed and delivered
In the presence of:

E. G. Shuck

James L. Joiner (SEAL)
James L. Joiner

Patricia L. Joiner

Sadie W. Joiner (SEAL)
Sadie W. Joiner

Patricia L. Joiner

STATE OF FLORIDA:
COUNTY OF LEON :

BEFORE ME, personally appeared James L. Joiner and Sadie W. Joiner to me known to be the individuals described in and who executed the foregoing instrument, and freely and voluntarily executed the same for the purposes therein expressed.

WITNESS my hand and official seal all on this 23rd day of October, 1986.

Patricia L. Joiner
Notary Public

My Commission Expires:
Notary Public, State of Florida
(SEAL) My Commission Expires Dec. 26, 1998

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