

THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILLIAMS McDANIEL, PLLC
Holly Brewer Palmer (FL Bar # 122766)
717 South White Station Road, Suite 1
Memphis, TN 38117
(901) 766-0887
hpalmer@williamsmdaniel.com

Property Appraiser Parcel Identification Number: 24-5S-02W-058-03054-000

**This deed is prepared without benefit of title examination at the request of Grantor(s) and
Grantee(s).**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made on the date stated below between BARBARA PHILLIPS, by and through her Attorney-in-Fact, PEGGY LEE TERWILLEGER (a/k/a PEGGY LEE PHILLIPS), hereinafter referred to as "Grantor," and BRIAN D. DOBBINS and BRADLEY B. DOBBINS, as tenants in common, each with an undivided one-half interest, and their successors, heirs and assigns, hereinafter referred to as "Grantees."

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantees all of the Grantor's interest in the following lands and property, together with all improvements located thereon, lying in the County of Wakulla, State of Florida, to-wit:

Lots Numbered Eight, Nine, Ten, and Eleven (8, 9, 10, & 11) in Block "F" North, Town of Panacea, State of Florida, as shown by plat of record at Plat Book 1, Page 7, of the public records of Wakulla County, Florida.

Prior instruments of reference for Lots Numbered Eight, Nine, and Ten: Book 123, Page 250, Document No. 65589, recorded on August 8, 1986, and Correction Deed at Book 124, Page 331, Document No. 66056, recorded on September 15, 1986, all in the public records of Wakulla County, Florida.

Prior instrument reference for Lot Eleven (11): Book 113, Page 177, Document No. 61099, recorded on July 1, 1985 in the public records of Wakulla County, Florida.

Prior instruments of record included descriptions of certain mobile homes permanently attached to and part of the above described lots. Said mobile homes were destroyed by flooding and subsequently removed from the lots. No replacement mobile homes have been attached to these lots.

The above described parcels of real property were previously conveyed to FORREST W. PHILLIPS and BARBARA PHILLIPS, his wife. FORREST W. PHILLIPS died on May 9, 2008, as evidenced by the previously recorded Certified Copy of Certificate of Death attached hereto as Exhibit A. BARBARA PHILLIPS became the sole owner of the above described lots through rights of survivorship as tenants by the entirety. The surviving owner, BARBARA PHILLIPS, has been diagnosed with dementia and is no longer sui juris. PEGGY LEE TERWILLEGER, in executing this quitclaim deed, acts in her capacity as Attorney-in-fact under a Durable Power of Attorney previously recorded in the public records of Wakulla County and attached hereto as Exhibit B.

WITNESS the Grantor's hand before the undersigned witnesses in Memphis, Tennessee on this the 4th day of April, 2023.

Signed, Sealed and Delivered
in the presence of these Witnesses:

GRANTOR:

Claire Henry
Witness Signature

Barbara Phillips, by Peggy Lee Terwilleger, POA
Barbara Phillips, by Peggy Lee Terwilleger, POA

Claire Henry
Printed Witness Name

[Signature]
Witness Signature

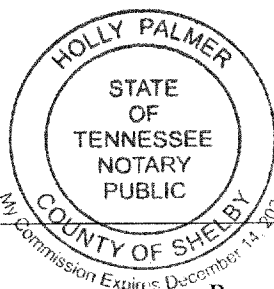
Kristin Bulow
Printed Witness Name

STATE OF TENNESSEE
COUNTY OF SHELBY

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by means of physical presence this 4th day of April, 2023, in Memphis, Shelby County, Tennessee by PEGGY LEE TERWILLEGER, Attorney-in-fact for BARBARA PHILLIPS, who has produced her individual driver's license as identification.

Holly Palmer
Notary Public

Printed Name: Holly Brewer Palmer



My Commission Expires: _____

Grantor Name and Address:

Barbara Phillips,
by Peggy Terwilleger, POA
334 Bluff Ridge
Cordova, TN 38018

Grantee(s) Name and Address:

Brian D. Dobbins
7040 Polo Drive
Cumming, GA 30040

Bradley B. Dobbins
326 Canton Road, Apt 724
Cumming, GA 30040

SEND TAX STATEMENTS TO:

7040 Polo Drive
Cumming, GA 30040

4869-2830-5242, v. 1

Unofficial Copy

BK: 1307 PG: 136
CFN: 415911
SEQ: 4
IS NOT VIEWABLE VIA WEB

Unofficial Copy

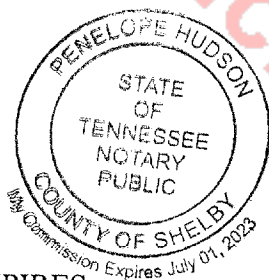
I, Holly Brewer Palmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 4th day of April, 2023.

Holly Palmer
Holly Brewer Palmer

State of Tennessee
County of Shelby

Personally appeared before me, Penelope Hudson, a notary public for this county and state, Holly Brewer Palmer, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

WITNESS my hand and Notarial Seal at office this the 4th day of April, 2023.



Penelope Hudson
Notary's Signature

MY COMMISSION EXPIRES: _____



THIS POWER OF ATTORNEY PREPARED BY:
A. STEPHEN McDANIEL and C. MICHAEL ADAMS, JR., ATTORNEYS AT LAW
5521 Murray Avenue
Memphis, TN 38119
(901) 767-8200

DURABLE POWER OF ATTORNEY COVERING FINANCIAL AFFAIRS

STATE OF TENNESSEE

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that I, BARBARA R. PHILLIPS, the undersigned, of Shelby County, Tennessee, do hereby make, constitute, and appoint PEGGY LEE TERWILLEGGER my true and lawful Attorney in Fact for me and in my name, place, and stead, on my behalf, and for my use and benefit in accordance with the provisions set forth herein.

If the Attorney in Fact named is unable or unwilling to serve, said Attorney in Fact shall be succeeded by THOMAS DON PHILLIPS. If THOMAS DON PHILLIPS is unable or unwilling to serve, said Attorney in Fact shall be succeeded by MARY LEN DOBBINS.

1. Durable Power. This Power of Attorney is specifically given pursuant to, and interpreted in accordance with, the provisions of the Uniform Durable Power of Attorney Act (Tenn. Code Ann. Section 34-6-101 et. seq.). Accordingly, all Acts done by the Attorney in Fact pursuant to this Power of Attorney shall have the same effect and inure for my benefit and bind me and my successors in interest as if I personally performed said act. In addition, all acts done by my Attorney in Fact pursuant to this Durable Power of Attorney, during any period of disability or incapacity, shall have the same effect and inure to my benefit and bind me and my successors in interest as if I were competent and not disabled.

2. Revocation of Prior Documents. This Power of Attorney revokes all Powers of Attorney for financial affairs previously executed.

3. Powers Granted. This Power of Attorney is intended to be an Unlimited General Power of Attorney, encompassing all real and personal property owned by me, or in which I have any interest, including tangible and intangible property, and in order to perform the duties of my Attorney in Fact the following powers, in addition to those granted under Tenn. Code Ann. Section 34-6-109, which are incorporated herein by reference, are granted to my Attorney in Fact:

A. To exercise or perform any act, power, duty, right, or obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform, in connection with, arising from, or relating to any person, item, transaction, thing, business property, real or personal, tangible or intangible, or matter whatsoever;

B. To request, ask, demand, sue for, recover, collect, receive, and hold and possess all such sums of money, debts, dues, commercial papers, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, any and all documents of title, choses in action, personal and real property, tangible and intangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by, or due, owing, payable, or belonging to, me or in which I have or may hereafter acquire interest, to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute and deliver for me, on my behalf, and in my name, all endorsements, acquittances, releases, receipts, or other sufficient discharges for the same;

C. To lease, purchase, sell, exchange, and acquire, and to agree, bargain, and contract for the lease, purchase, sale, exchange, and acquisition of, and to accept, take, receive, and possess any real or personal property whatsoever, tangible or intangible, or interest therein, on such terms and conditions, and under such covenants, as said Attorney in Fact shall deem proper;

D. To maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgage, subject to deeds of trust, and hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, for me, in my behalf, and in my name and under such terms and conditions, and under such covenants, as said Attorney in Fact shall deem proper;

E. To conduct, engage in, and transact any and all lawful business of whatever nature or kind for me, on my behalf, and in my name;

F. To make, receive, sign, endorse, execute, acknowledge, deliver and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial papers, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted;

G. To establish and fund a trust to provide for my health, support and care should the Attorney in Fact determine that I am not capable of managing my financial affairs. Said trust assets shall be payable to my estate at my death or to any Revocable Living Trust established by me during my lifetime;

H. To transfer any property in which I have an ownership interest to any trust created by me which contains provisions for my care and support including a Revocable Living Trust;

I. To exercise any incidents of ownership on any life insurance policies, employee benefit plans, annuity, retirement account or otherwise owned by me;

J. To change the beneficiary designations on any death benefits payable on account of my death from any life insurance policy, employee benefit plan, annuity, retirement account or otherwise, so long as same is changed to be payable to my estate or to any trust which I have established;

K. To change, add or delete any right of tenancy by the entirety or joint tenancy with right of survivorship designation or pay on death designation on any property, real or personal, to which I hold title, alone or with others;

L. To renounce or disclaim (as defined in IRC § 2518) any property or interest in property or powers to which I may become entitled, whether by gift or testate or intestate succession;

M. To exercise any right or refuse, release or abandon any right to claim an elective share in any estate or under any Will;

N. To have free and private access to any safe deposit box in my name, alone or with others, in any bank, including the authority to have it drilled, with full right of deposit and withdrawal therefrom and to give full discharge therefor;

O. To initiate or continue any gifting program and thereby make gifts or other transfers without consideration to the group composed of my spouse, children or grandchildren, so long as the gifts are within the amounts excludable from taxable gifts by Internal Revenue Code Section 2503(b), as amended, and so long as the gifts made by the Attorney in Fact to himself/herself are not in excess of the maximum amount which does not constitute a lapse of a power of appointment under Internal Revenue Code Section 2041(b)(2), as amended (the greater of \$5,000 or 5% of the assets out of which the exercise of the power could have been satisfied); and

P. To do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney in fact, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

4. Interpretation of Instrument. This instrument is to be construed and interpreted as an Unlimited General Power of Attorney. The enumeration of specific items, rights, acts, or powers herein is not intended, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to said Attorney in Fact.

5. Assets Covered. It is intended by the granting of this Power of Attorney that same cover all assets of the principal, whether presently existing, or hereinafter acquired, and all construction of this instrument shall be as an Unlimited General Power of Attorney.

6. Commencement and Term of Powers. The rights, powers and authority of this Power of Attorney herein granted shall commence upon the execution of this instrument.

7. Termination of Powers. This Power of Attorney shall remain in full force and effect until this Power of Attorney is properly revoked or until the death of the principal. Provided that, the revocation of this Power of Attorney shall only be

accomplished by the execution of a written instrument clearly and specifically revoking this Durable Power of Attorney duly signed by the principal, properly notarized, and personally delivered to the Attorney in Fact. Provided that, if the rights, power and authority of this Power of Attorney commenced upon the date that I became disabled or incapacitated, as determined by a physician or psychologist, then with respect to any subsequent attempted revocation of this Power of Attorney, my Attorney in Fact shall not recognize any such revocation unless same is accompanied by and/or supported with an Affidavit of a physician or psychologist meeting the same qualifications as set forth above which states that I am no longer incapacitated or disabled and that I am capable of managing my own estate and financial and personal affairs. My death or the revocation of this Power of Attorney does not revoke or terminate the Power of Attorney established herein as to the Attorney in Fact or other person who, without actual (as opposed to constructive) knowledge of my death or the revocation of said Power of Attorney, acts in good faith under the power. Any action so taken, unless otherwise specifically invalid or unenforceable, binds my successors in interest.

8. Reliance by Third Party. As to acts taken by any parties in good faith reliance upon this Power of Attorney, an Affidavit executed by the Attorney in Fact under this Power of Attorney stating that my Attorney in Fact did not have, at the time of the exercise of the power, actual (as opposed to constructive) knowledge of the termination of this Power of Attorney or the revocation of the authority or of my death, is conclusive proof of the interpretation and non-termination of the power at that time. No person dealing with the Attorney in Fact shall be required to further inquire as to the authority of the Attorney in Fact or the disposition of any assets or funds or documents delivered to the Attorney in Fact.

9. Photocopies. My Attorney in Fact is authorized to make photocopies of this instrument as frequently and in such quantity as my Attorney in Fact shall deem appropriate. Each photocopy shall have the same force and effect as any original.

10. Conservator. Should a conservator be required for my person or property, I appoint the Attorney in Fact to serve in such capacity.

11. Recording. This document may be executed in a manner suitable for recording. In this regard, either the principal or the Attorney in Fact may record this document in the office of the Register of Deeds in the County wherein this document is executed or in any other County wherein it is used. If this document is recorded in the office of the Register of Deeds in the County wherein this document is executed or in any other County wherein it is used, then any subsequent termination or revocation of

this document by the principal or other authorized party shall be filed in the same offices.

WITNESS my hand, this 24th day of March, 2006.

Barbara R. Phillips
BARBARA R. PHILLIPS

STATE OF TENNESSEE

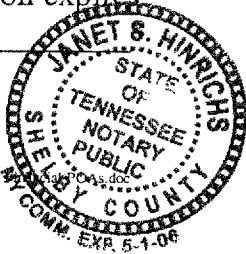
COUNTY OF SHELBY

On this 24th day of March, 2006, before me, a Notary Public, personally appeared BARBARA R. PHILLIPS, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

Janet S. Hinrichs
NOTARY PUBLIC

My commission expires:

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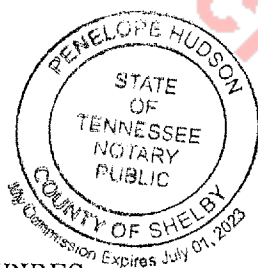
I, Holly Brewer Palmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 3rd day of April, 2023.

Holly Palmer
Holly Brewer Palmer

State of Tennessee
County of Shelby

Personally appeared before me, Penelope Hudson, a notary public for this county and state, Holly Brewer Palmer, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

WITNESS my hand and Notarial Seal at office this the 3rd day of April, 2023.



Penelope Hudson
Notary's Signature

MY COMMISSION EXPIRES: _____