

Prepared by and return to:
Bobby Tuell
Sunset Title Agency, Inc.
5702 Gulfport Blvd. S., Suite 3
Gulfport, FL 33707
File Number: 2305847
Consideration: \$250,000.00

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Warranty Deed

This Warranty Deed made this 28th day of December, 2023, between Shirley Morrison, a single woman, whose post office address is 6114 11th Ave. S., Gulfport, FL 33707, grantor, and Lori Searcy, a single woman, whose post office address is 940 65th St. S., St. Petersburg, FL 33707, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Pinellas County, Florida, to-wit:

Lot 49, BROOKWOOD SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 27, Page 51, of the Public Records of Pinellas County, Florida.

Parcel Identification Number: 29-31-16-12150-000-0490

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Sign: [Signature]

Witness Print: ROBERT D. TUELL

[Signature]

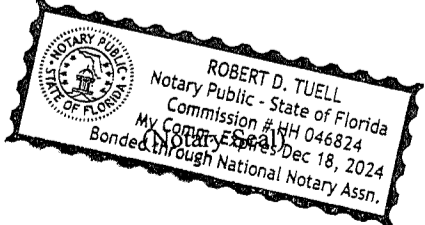
Shirley Morrison

Witness Sign: Chantal Kip

Witness Print: CHANTAL KIP

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of DEC, 2023, by Shirley Morrison. Personally known OR Produced Identification. Type of Identification Produced FL PD LIC



[Signature]
(Signature of Notary Public)

ROBERT D. TUELL
(Print Name of Notary Public)