

Upward Title & Closing Agency LLC

Prepared by and Return to:

Yazara N. Redding
Upward Title & Closing Agency LLC
45 Sugar Sand Lane, Suite B
Santa Rosa Beach, FL 32459
File Number: 7010124-00214

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This Warranty Deed

Made this 30th day of December, 2024 by **Corey Fussell and Meagan Fussell, Husband And Wife**, hereinafter called the Grantor, to **Robert Jennings Wallace, individually and as Trustee of Robert Jennings Wallace Trust dated November 30, 2011 as amended and restated February 1, 2023**, whose post office address is: **4907 15th Avenue N, St Petersburg, FL 33710**, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Pinellas County, Florida, viz:

The West 48 feet of Lot C, Block 6, DISSTON HILLS, a subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page 40, of the Public Records of Pinellas County, Florida.

Parcel Identification Number: 16-31-16-21294-006-0101

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Incident to the issuance of title insurance.
WARRANTYDEED
REV. 8/9/23
LS/LW

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)
Print Name: Yazara N. Redding
3801 2nd Ave N
Address
St. Pete, FL 33713
City, State, Zip

[Signature]
Corey Fussell
133 Shelby Drive
Eatonton, GA 31024
[Signature]
Meagan Fussell
133 Shelby Drive
Eatonton, GA 31024

[Signature]
Witness: (Signature)
Print Name: Michelle Cangelosi
357 7th St. S
Address
St Pete, FL 33701
City, State, Zip

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of December, 2024, by Corey Fussell, and Meagan Fussell, who: are personally known to me or produced Diana's license as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: Yazara N. Redding
My Commission Expires:
Stamp/Seal:

