

Name: WILLIAM R. BIRMINGHAM IV
Address: 3687 Kestrel Court
Indianapolis, FL 32903

The Instrument Prepared by: NADEAN C. GREGOR
Address: ATLANTIC NONLAWYER SERVICES, INC.
294 East Eau Gallie Blvd.
Indian Harbour Beach, FL 32937

QUIT CLAIM DEED

Executed the 5th day of June, 2024 by RAMONA BIRMINGHAM, a single woman, First Party to, RAMONA BIRMINGHAM, a single woman and WILLIAM R. BIRMINGHAM IV, a single man whose mailing address is 1680 Canterbury Drive, Indianapolis, FL 32903, Second Party, as Joint Tenants With Rights of Survivorship.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the surrancy and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of TEN-----(\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the Brevard County, State of Florida to wit:

Property Location: 3687 Kestrel Court, Melbourne, FL 32934
Parcel ID: 27-36-01-04-*--6

LOT 6, BAYMEADOWS OF MELBOURNE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 32, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

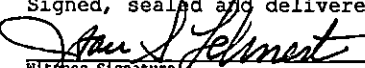
THIS IS THE HOMESTEAD PROPERTY OF WILLIAM R. BIRMINGHAM IV.


THE TITLE TO THIS PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER OF THIS INSTRUMENT AND NO WARRANTIES OR REPRESENTATIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT AS TO THE MARKETABILITY OF TITLE TO THE SUBJECT PROPERTY.

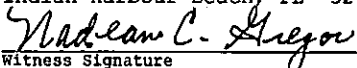
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

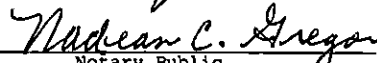

Witness Signature
JOAN S. LEHNERT
294 East Eau Gallie Blvd.
Indian Harbour Beach, FL 32937


Signature
RAMONA BIRMINGHAM
1680 Canterbury Drive
Indianapolis, FL 32903


Witness Signature
NADEAN C. GREGOR
294 East Eau Gallie Blvd.
Indian Harbour Beach, FL 32937

STATE OF FLORIDA
COUNTY OF BREVARD

The forgoing instrument was acknowledged before me by means of physical presence RAMONA BIRMINGHAM on this 5th day of June 2024 produced her FL/DL as her photo-identification.


Notary Public

