

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088194 2 PG(S)

6/29/2026 11:35 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513358

CONSIDERATION: \$177,000.00

DOC TAX: \$1,239.00

RECORD: \$18.50

PARCEL ID NO.: 0039-02-1045

Doc Stamp-Deed: \$1,239.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 26th day of June 2026, by and between **VISIONS DEVELOPMENT GROUP, LLC**, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 80 Burnham Street, Birmingham, AL 35242, and **WILLIAM J. MORAN**, as Trustee of the **WILLIAM J. MORAN REVOCABLE LIVING TRUST U/A DTD 06/15/2026**, hereinafter referred to as Grantee, whose post office address is 4666 Ringwood Meadow, #45, Sarasota, FL 34235.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit No. 45 of Pinebrook Hollow, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1378, Page 519, and all exhibits and amendments thereof, and recorded In Condominium Book 14, Page 35, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Witness Name: Maureen C Jackson

Witness Address: 137 The Heights
Drive, Calera AL 35040

Maureen C Jackson

Witness Name: Emily Amanda Hudspeth-Walker

Witness Address: 60 Mt. Laurel Ave.
Birmingham, AL 35242
Emily Amanda Hudspeth-Walker

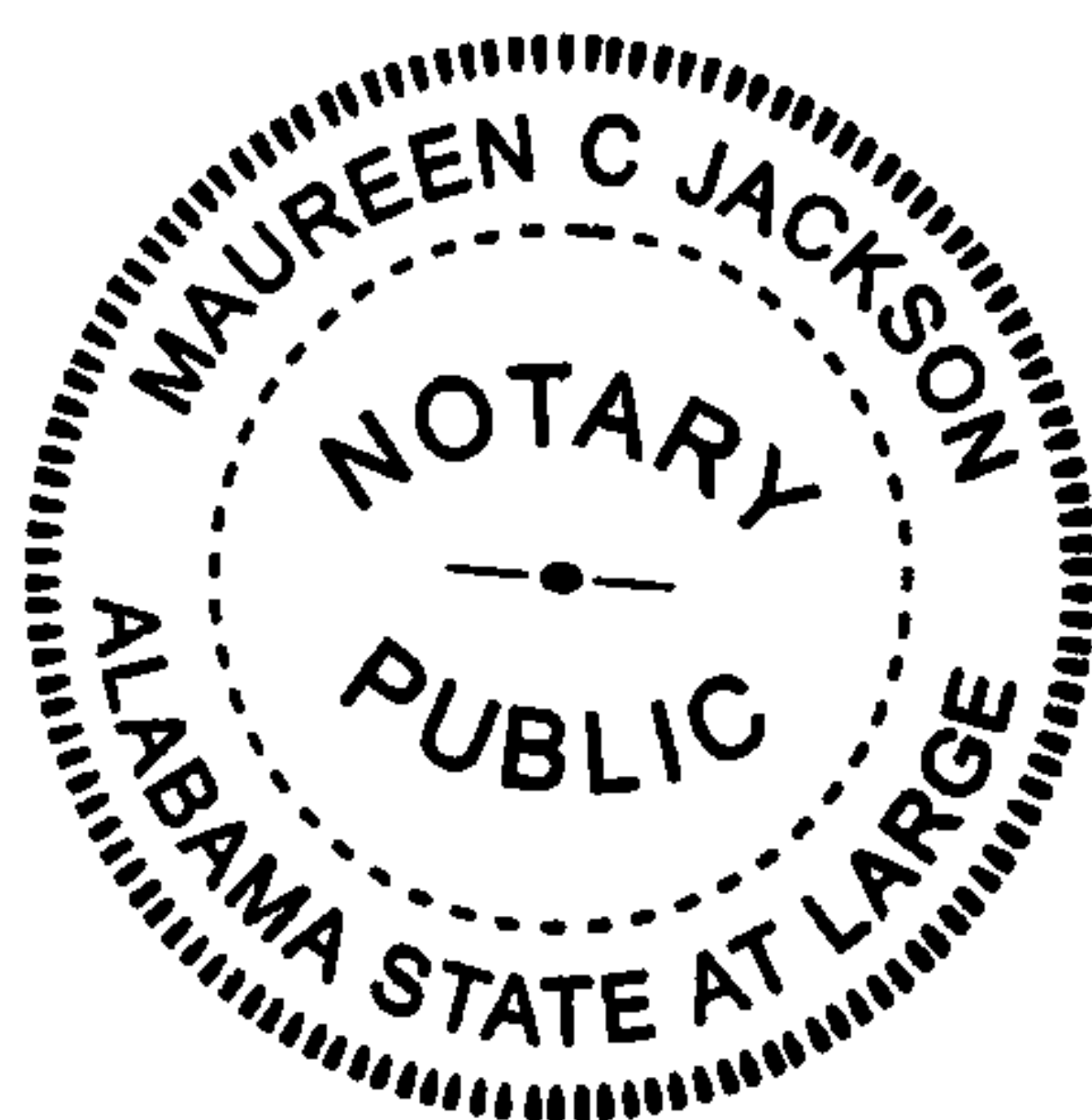
VISIONS DEVELOPMENT GROUP, LLC, a
Florida limited liability company

By: [Signature]
ALISHA HUXHOLD, as Authorized
Member

STATE OF Alabama
COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of June 2026 by ALISHA HUXHOLD, Authorized Member of VISIONS DEVELOPMENT GROUP, LLC, a Florida limited liability company, who is personally known to me or who has produced DL + PP as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public

Maureen C Jackson
Print Name of Notary Public

I am a Notary Public of the State of Alabama and my commission expires on 7/2/29.

My Commission Expires
July 02 2029