

WARRANTY DEED

PATRICK G. LANGSTON and PATRICIA B. LANGSTON, his wife, and BARBARA P. BOYNTON, the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, received from JEFFREY R. MORGAN and DIANA M. MORGAN, his wife, of Route 6, Box 211-A, Tallahassee, Florida 32304, hereinafter referred to as the Grantee, hereby on this 24th day of February, 1984, conveys to the Grantee that real property located in Wakulla County, Florida, described as follows, to wit:

(See attached legal description)

SUBJECT to taxes for the year 1984 and subsequent years and to restrictive covenants of record, if any, which specifically are not reimposed or extended hereby.

ALSO SUBJECT to the terms and conditions of a Declaration of Covenants and Restrictions dated on the 31st day of August 1982, and recorded in Official Records Book 90, Page 588, of the Public Records of Wakulla County, Florida.

and the Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor and the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include either masculine or feminine where appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

Witnesses:

[Signature]
J. M. Boynton
As to Patrick G. Langston
and Patricia B. Langston
[Signature]
J. M. Boynton
As to Barbara P. Boynton

[Signature] (SEAL)
PATRICK G. LANGSTON
[Signature] (SEAL)
PATRICIA B. LANGSTON
[Signature] (SEAL)
BARBARA P. BOYNTON

THIS INSTRUMENT PREPARED BY:
JAMES C. CONNER, JR.
ATTORNEY AT LAW
325 JOHN KNOX ROAD
SUITE F-120
TALLAHASSEE, FL 32303

OFF. REC. 101 PAGE 527

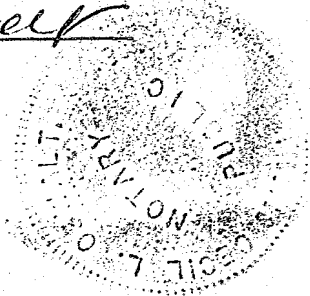
STATE OF FLORIDA,

COUNTY OF Leon.

THE FOREGOING INSTRUMENT was acknowledged before me
on this 24th day of February, 1984, by Patrick G. Langston
and Patricia B. Langston, his wife.

Carol E. Dewar
NOTARY PUBLIC
My commission expires:

Notary Public, State of Florida at Large
My Commission Expires May 4, 1984
Bonded Thru Troy Fain Insurance Inc.



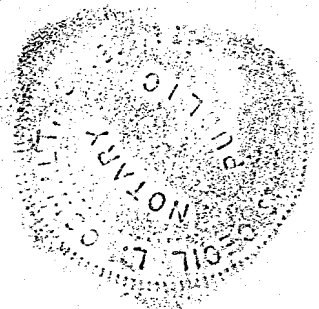
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Documentary Stamps Paid \$ 38.25
Date 3-6-84 Wakulla County,
Florida. Carlton Tucker, Clerk of Circuit
Court.
By Jill Pearce
Deputy Clerk

Unofficial Copy

RECORDED
AT TIME & DATE NOTED
1984 MAR -6 PM 3:08
CARLTON TUCKER
CLERK CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

55977

PARCEL 5

A parcel of land in the West half of the Northeast Quarter of Lot 58 of the Hartsfield Survey of the lands of Wakulla County, Florida; being more particularly described as follows:

Begin at a concrete monument marking the Southwest corner of the West half of the Northeast Quarter of Lot 58 of the Hartsfield Survey of the lands of Wakulla County, Florida; thence run North 17 degrees 20 minutes 15 seconds West along the West line of said Northeast Quarter (also being the East line of Bettywood II), a distance of 385.57 feet to a concrete monument; thence North 72 degrees 01 minutes 59 seconds East, 559.37 feet to the center of a 60.00 foot cul-de-sac; thence South 17 degrees 58 minutes 01 seconds East, 390.22 feet on the North boundary of the Kirkland Subdivision; thence run along the North boundary of said subdivision South 72 degrees 30 minutes 30 seconds West, 563.63 feet to the POINT OF BEGINNING; containing 5.00 acres more or less.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A FLORIDA POWER CORPORATION POWER LINE EASEMENT DESCRIBED AS FOLLOWS: Begin at the Northeast corner of said parcel and run South 17 degrees 58 minutes 01 seconds East, 182.90 feet; thence North 85 degrees 15 minutes 40 seconds West, 473.82 feet, thence North 72 degrees 01 minutes 59 seconds East, 437.10 feet to the Northeast corner of said parcel.

THE NORTHEAST CORNER OF SAID PARCEL 5 IS THE CENTER OF A 60.00 FOOT CUL-DE-SAC (ROAD EASEMENT).

SUBJECT TO THE FOLLOWING:

A 60 foot roadway easement lying 30 foot each side of the following described centerline:

Commence at a concrete monument in the old Aaran Road marking the Northwest corner of the West Half of the Northeast Quarter of Lot 58 of the Hartsfield Survey of Wakulla County, Florida; thence run North 72 degrees 14 minutes 43 seconds East, 515.50 feet to the POINT OF BEGINNING of the centerline to be described herein. From said POINT OF BEGINNING; thence run South 17 degrees 31 minutes 36 seconds East, 483.83 feet; thence run South 35 degrees 25 minutes 28 seconds East, 100.12 feet; thence run South 17 degrees 58 minutes 01 seconds East, 1,016.27 feet to the center of a 60 foot cul-de-sac and the end of the centerline described herein.