

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ROSIE BROWN
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-007-000-06302-002

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 9th day of **May, 2017** by **DONALD W. BOWLES**, herein called the grantor, to **JIMMY C. CARTER, a single man**, whose post office address is **223 WAKULLA BEACH ROAD, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantee:
(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz.:

See Exhibit "A" attached hereto and by reference made a part hereof.

The above described property is **not** the homestead of the Grantor, within the means of Florida Law, and Grantor's spouse has **no** interest in the property requiring their joinder.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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, and hereby 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, 2016.

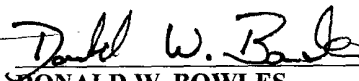
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature
ROSANNA M. BROWN

Witness #1 Printed Name


Witness #2 Signature
Jan H Colvin
Witness #2 Printed Name

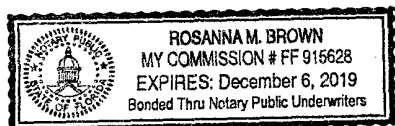

DONALD W. BOWLES
575 COLLINS BRIDGE ROAD, DANIELSVILLE, GA 30633

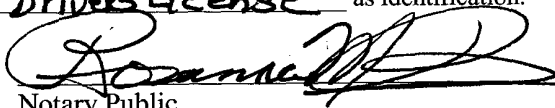
575 COLLINS BRIDGE ROAD, DANIELSVILLE, GA 30633

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 9th day of May, 2017 by DONALD W. BOWLES who is personally known to me or has produced Drivers License as identification.

SEAL




Notary Public

Printed Notary Name

EXHIBIT "A"

Begin at an old iron pipe marking the Northeast corner of the Southwest quarter of Lot 7 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run South 17 degrees 23 minutes 30 seconds East along the Easterly boundary of the Southwest quarter of said Lot 7, H.S., a distance of 163.00 feet to the Southeasterly maintained right-of-way boundary of a graded county road, thence run South 16 degrees 05 minutes 05 seconds West along said right-of-way boundary 331.34 feet to a concrete monument, thence run South 72 degrees 57 minutes 37 seconds West 863.46 feet, thence run North 17 degrees 23 minutes 30 seconds West 440.50 feet to the Northerly boundary of the Southwest quarter of said Lot 7, H.S., thence run North 72 degrees 57 minutes 37 seconds East along said Northerly boundary 1046.23 feet to the POINT OF BEGINNING.

Subject to a graded county road over and across the Southeasterly part thereof.

LESS AND EXCEPT part sold:

Commence at an old iron pipe marking the Northeast corner of the Southwest quarter of Lot 7 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run South 17 degrees 23 minutes 30 seconds East along the Easterly boundary of the Southwest quarter of said Lot 7 a distance of 163.00 feet to the Southeasterly maintained right of way boundary of a graded road, thence run South 16 degrees 05 minutes 05 seconds West along said right of way boundary 54.61 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 16 degrees 05 minutes 05 seconds West along said right of way boundary 276.73 feet to a concrete monument, thence run South 72 degrees 57 minutes 37 seconds West 863.46 feet to a concrete monument, thence run North 17 degrees 23 minutes 30 seconds West 231.76 feet, thence run North 72 degrees 57 minutes 37 seconds East 1016.10 feet to the POINT OF BEGINNING.

Subject to a graded county road over and across the Easterly part thereof.