

Prepared By and Return to:

CHRISTINA HARTZELL-BEHRNDT
THOMAS WALTERS, PLLC
FLORIDA BAR # 127354
2275 Oak Road, Suite C
Snellville, GA. 30078
(404) 260-1901

Tax Statements Should be sent to:

Tom and Sonia Nelson
409 Emory St.
Oxford, GA. 30054

PARCEL ID NO: 00-00-121-080-12022-001

RECORDING: \$18.50

TAX STAMP: \$0.70

PREPARED WITHOUT TITLE OPINION

QUITCLAIM DEED


This instrument made and entered into on this the 16th day of December 2016, by and between THOMAS OLIN NELSON, JR., and SONIA GLANTON NELSON, a married couple, whose mailing address is 409 Emory St. Oxford, Georgia. 30054, hereinafter referred to as GRANTOR, and THOMAS OLIN NELSON, JR and SONIA GLANTON NELSON, appearing as Trustee(s) of the Thomas Nelson and Sonia Nelson Living Trust, u/a dated the 12th day of May 2017, whose mailing address is 409 Emory St. Oxford, Georgia, 30054, hereinafter referred to as GRANTEE.

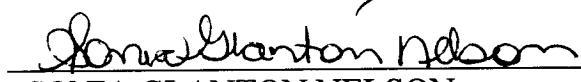
KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey and quitclaim unto the said Grantee forever all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Wakulla County, Florida, to-wit: IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

All that tract or parcel of land, lying and being in the Wakulla County, Florida, to-wit:
Lot1, Block "C", Lot Number 1 of Shell Point Beach, a subdivision as per map or plat thereof, recorded in Plat Book 1, page 24, of the Public Records of Wakulla County, Florida

Being the same property conveyed to Branch Banking and Trust Company, a North Carolina banking corporation, by Certificate of Title dated June 22, 2010, of record in Book 828, page 671, of the Public Records of Wakulla County, Florida.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures, this 12th day of May 2017.


THOMAS OLIN NELSON, JR.

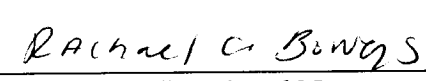

SONIA GLANTON NELSON

Signed, sealed, and delivered in our presence:


WITNESS #1 SIGNATURE

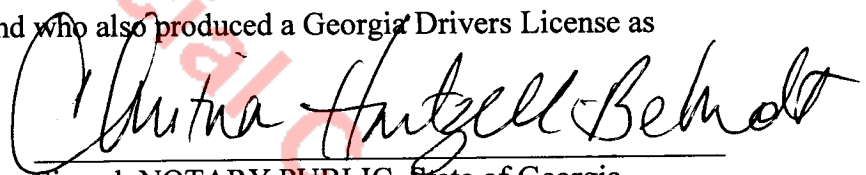

WITNESS #2 SIGNATURE


WITNESS #1 Printed Name


WITNESS #2 Printed Name

State of Georgia
County of Gwinnett

The foregoing instrument was acknowledged before me this 12th day of May 2017, by THOMAS OLIN NELSON, JR and SONIA GLANTON NELSON, Initial Trustees above, who are personally known to me and who also produced a Georgia Drivers License as identification.


Signed: NOTARY PUBLIC, State of Georgia
Christina Hartzell-Behrndt, Esq.

Printed Name: Christina Hartzell-Behrndt
My Commission Expires: October 14, 2019

