

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAN H. COLVIN
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-121-303-11964-L15**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of May, 2017 by ALMA INVESTMENT PROPERTIES, LLC, a Florida Limited Liability Company, herein called the grantor, to ROBERT GRAVES and SANDRA LAYNE, HUSBAND AND WIFE whose post office address is 3711 OVERLOOK DRIVE, TALLAHASSEE, FL 32311, hereinafter called the Grantees:

(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.:

Lot 15 of The Lakes at Shell Point, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 8, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and thereafter.

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 grantees 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.

The rest of this page has been intentionally left blank

File No.: 22779

Signed, sealed and delivered in the presence of:

WITNESS

[Signature]
Witness #1 Signature

Sarah Tatum
Witness #1 Printed Name

PLEASE
SIGN-->

ALMA INVESTMENT PROPERTIES, LLC,
a Florida Limited Liability Company
Carter Funk
CARTER FUNK, MEMBER
5711 RICHARD ST., STE 1, JACKSONVILLE, FL 32216

WITNESS

[Signature]
Witness #2 Signature

Lorraine Vigil
Witness #2 Printed Name

PLEASE
SIGN-->

[Signature]
CHRIS FUNK, MEMBER
5711 RICHARD ST., STE 1, JACKSONVILLE, FL 32216

NOTARIZE

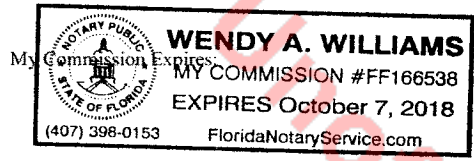
STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 22 day of May, 2017 by CARTER FUNK, MEMBER and CHRIS FUNK, MEMBER of ALMA INVESTMENT PROPERTIES, LLC, a Florida Limited Liability Company on behalf of the corporation. They are personally known to me or have produced Known as identification.

SEAL

[Signature]
Notary Signature

Wendy A Williams
Printed Notary Signature



Official Copy