

Prepared By and Return To:

Manausa Law Firm, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

File No. 17-3416TC

Property Appraiser's Parcel I.D. (folio) Number(s)

000005331709901C07

WARRANTY DEED

THIS WARRANTY DEED dated November 30, 2017, by Southern Construction Co LLC, a Florida limited liability company, whose post office address is 260 Jack Crum Road, Crawfordville, Florida 32327, hereinafter called the grantor, to Eric R. Brooks and Melissa A. Brooks, husband and wife, whose post office address is 147 Tillis Lane, Crawfordville, Florida 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Wakulla County, Florida, to wit:

Lot 7, Block C, HIDDEN MEADOWS, according to the plat thereof, as recorded in Plat Book 4, Pages 66 - 71, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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; that the grantor hereby fully 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, 2017.

WARRANTY DEED
(Continued)

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:

[Signature]
(Witness Signature)

Miriam E. Thornton

[Signature]
(Witness Signature)

Ioni Ann Meit

Southern Construction Co LLC
BY: [Signature]
Sherri Parsons
Its: Authorized Signatory

260 Jack Crum Road
(Address)

Crawfordville, Florida 32327
(Address)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 30th day of November, 2017 by Sherri Parsons as Authorized Signatory for Southern Construction Co LLC, a Florida limited liability company who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

