

Prepared by:
Marion D. Lamb, III
217 Pinewood Drive
Tallahassee, FL 32303

WARRANTY DEED

THIS WARRANTY DEED is made as of the 28 day of March, 2018 by Julie A. Sehler-Riechert a/k/a Julie Sehler, whose address is 109 Shades Crest Drive, Hoover, Alabama 35226 (hereinafter referred to as the "Grantor") and David Scott Henderson and Cynthia Henderson, his wife, whose address is 18490 Bloxham Cutoff, Tallahassee, Florida 32310 (hereinafter collectively 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 Ten and No/Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in WAKULLA County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

Subject to covenants, restrictions, and easements of record which are not by reference reimposed.

This is Grantors' Non-Homestead Florida Realty

TOGETHER with all easements, 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 Grantor is lawfully seized of said land in fee simple; that 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, 2018.

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

Signed, sealed and delivered in our presence:

Bruno T. Riechert
Witness Signature
BRUNO T. RIECHERT
Witness Print

Julie A. Sehler Riechert
Julie A. Sehler-Riechert a/k/a Julie Sehler

[Signature]
Witness Signature

Tyler Hinton
Witness Print

STATE OF ALABAMA
COUNTY OF JEFFERSON

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28 day of March, 2018 by Julie A. Sehler-Riechert a/k/a Julie Sehler, who personally appeared before me and who is [] personally known to me or who [] produced ALDL as identification and she acknowledged that she executed the same for the purposes set forth therein.

[Signature]
Name: Kerry R. Rickman
Notary Public-State of Alabama
My Commission No.:
My Commission Expires 04/27/21

Exhibit "A"

Commence at a St. Joe Paper Company concrete monument marking the Southeast corner of the Southwest Quarter of Section 7, Township 3 South, Range 4 West, Wakulla County, Florida, and thence run North 00 degrees 02 minutes 25 seconds East along the East boundary of said Southwest Quarter 141.21 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 02 minutes 25 seconds East along said East boundary 2539.04 feet to an iron pipe in the center of a branch. thence run along the center of said branch as follows: South 74 degrees 58 minutes 23 seconds West 354.81 feet, thence South 77 degrees 30 minutes 40 seconds West 83.26 feet, thence South 54 degrees 42 minutes 40 seconds West 254.28 feet, thence North 85 degrees 39 minutes 56 seconds West 352.39 feet, thence South 76 degrees 28 minutes 19 seconds West 97.20 feet, thence North 61 degrees 36 minutes 31 seconds West 47.00 feet, thence South 80 degrees 07 minutes 58 seconds West 79.68 feet to a point on the Easterly right-of-way boundary of State Road No. S-375 (Smith Creek Road), said point lying on a curve concave to the Southwesterly, thence leaving said branch run along said right-of-way boundary as follows: Southeasterly along said curve with a radius of 2914.97 feet thru a central angle of 05 degrees 24 minutes 33 seconds for an arc distance of 275.20 feet, the chord of said arc being South 08 degrees 45 minutes 38 seconds East 275.10 feet, thence South 06 degrees 03 minutes 21 seconds East 473.53 feet to a point of curve to the right, then, thence Southwesterly along said curve with a radius of 2305.48 feet thru a central angle of 17 degrees 17 minutes 02 seconds for an arc distance of 695.47 feet, the chord of said arc being South 02 degrees 35 minutes 10 seconds West 692.84 feet, thence South 11 degrees 13 minutes 41 seconds West 807.47 feet to the center of a branch, thence leaving said right-of-way boundary run along the center of said branch as follows: North 86 degrees 46 minutes 45 seconds East 130.60 feet, thence North 80 degrees 18 minutes 29 seconds East 275.60 feet. thence North 46 degrees 29 minutes 25 seconds East 162.49 feet, thence South 60 degrees 05 minutes 01 seconds East 422.83 feet, thence South 87 degrees 15 minutes 20 seconds East 103.47 feet, thence South 86 degrees 40 minutes 17 seconds East 302.87 feet to the POINT OF BEGINNING; containing 60.79 acres, more or less.