

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: 00-00-061-223-10086-A20

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 4 day of May, 2018 by LEANNE ROBERTS ALLEN, unmarried, Individually and as surviving spouse of Carl Wayne Allen, Deceased, herein called the grantor, to ASHLEY ROBERTS and GARON SELLARS, as joint tenants with full rights of survivorship, whose post office address is 4324 CARNWATH, TALLAHASSEE, FL 32303, 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)

WITNESSETH: 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.:

Lots 20, 21 and 22, Brook Forest, a subdivision as per plat or map thereof recorded in Plat Book 2, Page 102 of the Public Records of Wakulla County, Florida.

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 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, 2017.

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 #1 Signature

Jan H Colvin  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

ROSANNA M. BROWN

Witness #2 Printed Name

[Signature]  
LEANNE ROBERTS ALLEN

2701 Crawfordville Hwy, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2018 by LEANNE ROBERTS ALLEN who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

[Signature]  
Notary Public

Printed Notary Name

