

**Prepared By and Return To:**

Hayward Group, LLC dba Hayward Title Group  
Attn: Sherry Fordham  
2121 Killarney Way , Suite G  
Tallahassee, FL 32309

Order No.: 18C-0177

Property Appraiser's Parcel I.D. (folio) Number:  
R 00-00-121-080-12023-000

**WARRANTY DEED**

THIS WARRANTY DEED dated November 30, 2018, by Michael L. Kiechel and Linda Alverson McLeod, whose post office address is PO Box 305, Midland, Georgia 31820 (the "Grantor"), to Kyle Carter and Courtney Carter, husband and wife and Terry L. Kile, David C. Kile, Courtney K. Carter and Benjamin Kyle Carter, all as joint tenants with rights of survivorship, whose post office address is : 107 Willard Court, Leesburg, GA 31763, (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 One Hundred Eight Thousand And No/100 Dollars (\$108,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Subject property is not the homestead of the grantor as defined by the laws of the State of Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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: 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 presence of:

x Michael L. Kiechel  
Michael L. Kiechel

x Linda Alverson McLeod  
Linda Alverson McLeod

x [Signature]  
Witness Signature

x Corey Dolan  
Printed Name of First Witness

x [Signature]  
Witness Signature

x Sherry Fordham  
Printed Name of Second Witness

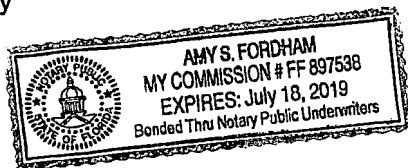
**Grantor Address:**

PO Box 305  
Midland, GA 31820

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this November 30, 2018 by Michael L. Kiechel and Linda Alverson McLeod. They are personally known to me or has produced a driver's license as identification.

Notary



**EXHIBIT A**  
Legal Description

Lots Numbered Four (4) and Five (5) in Block "C", UNIT NO. 1 OF SHELL POINT BEACH, as shown by Plat of said subdivision in Plat Book 1, Page 24, of the Public Records of Wakulla County, Florida. And also: The South 1/2 of the following described property: 10.00 foot strip lying Westerly of Palm Street. Commence at the Northwest corner of Lot 7, Block "C" of UNIT NO. 1 OF SHELL POINT BEACH, as per map or Plat thereof Recorded in Plat Book 1, Page 24, of the Public Records of Wakulla County, Florida, and run South 85 degrees 02 minutes West along a projection of the Northerly boundary of said Lot 7, a distance of 51.22 feet to the Southwesterly right-of-way boundary of Canal Street (50 foot right-of-way) and the Point of Beginning; from said Point of Beginning continue South 85 degrees 02 minutes West along said projection 10.24 feet to the Southwesterly boundary of a 10 foot strip of land as described on said plat of Unit No. 1 of Shell Point Beach, thence run North 17 degrees 30 minutes West along said Southwesterly boundary 51.22 feet, thence North 85 degrees 02 minutes East 10.24 feet to the Southwesterly boundary of said Canal Street, thence South 17 degrees 30 minutes East along said Southwesterly boundary 51.22 feet to the Point of Beginning.