

Prepared by and return to:

Joseph R. Boyd, Esq.

Attorney at Law

Tallahassee Title Group, LLC

1407 Piedmont Drive East

Tallahassee, FL 32308

850-580-2222

File Number: **Yawn.Hughes**

Will Call No.: N/A

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Warranty Deed

This Warranty Deed made this **27th** day of **March, 2019** between **James Ken Hughes and Tara L Hughes, husband and wife** whose post office address is **8525 Hwy 134, Elba, AL 36323**, grantor, and **Ray Yawn and Becky Porter-Yawn, husband and wife** whose post office address is **234 Bay Pine Dr., Crawfordville, FL 32327**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla County, Florida** to-wit:

Lot 5, Block "B" of THE PINES UNIT NO. 1, as per map or plat thereof recorded in Plat Book 2, Page 28 of the Public Records of Wakulla County, Florida.

Parcel Identification Number: 00-00-075-141-10234-B05

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 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, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Katie Smallwood
 Witness Name: Katie Smallwood

Frances Spann
 Witness Name: Frances Spann

Katie Smallwood
 Witness Name: Katie Smallwood

Frances Spann
 Witness Name: Frances Spann

James Ken Hughes (Seal)
 James Ken Hughes

Tara L Hughes (Seal)
 Tara L Hughes

State of Alabama
 County of Covington

The foregoing instrument was acknowledged before me this 25 day of March, 2019 by James Ken Hughes and Tara L Hughes, who ☒ are personally known or ☐ have produced a driver's license as identification.



Robbin Northey
 Notary Public

Printed Name: Robbin Northey

My Commission Expires: 1/28/2023