

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32326

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-078-013-11385-000**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 13th day of **October, 2020** by **STEVEN J. CHAMBERS and TANISHA S. CHAMBERS**, husband and wife, herein called the grantors, to **HEATHER HELMS**, whose post office address is **65 SHAR MEL RE LANE, CRAWFORDVILLE, FL 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 grantors, 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.:

Lot 31, Block P, of Magnolia Gardens, according to the Plat thereof as recorded in Plat Book 1, Page 37 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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2019.

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

Continued on Next Page....

Signed, sealed and delivered in the presence of:

(Witnesses as to Steven J. Chambers)

WITNESS

Witness #1 Signature

Witness #1 Printed Name

PLEASE
SIGN-->

STEVEN J. CHAMBERS

65 SHAR MEL RE LANE, CRAWFORDVILLE, FL 32327

WITNESS

Witness #2 Signature

Witness #2 Printed Name

PLEASE
SIGN-->

TANISHA S. CHAMBERS

65 SHAR MEL RE LANE, CRAWFORDVILLE, FL 32327

NOTARIZE

Witness as to Tanisha S. Chambers

STATE OF
COUNTY OFMandy O'Callaghan Mandy O'Callaghan
Witness as to Tanisha S. Chambers

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 15th day of October, 2020 by STEVEN J. CHAMBERS and TANISHA S. CHAMBERS who are ^{ADULT} personally known to me or have produced FL Driver License as identification.

Adam W. Holmes
Notary PublicAdam W. Holmes
Printed Notary NameSTATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 15 day of October, 2020 by TANISHA S. CHAMBERS who is personally known to me or has produced FLDL as identification.

Notary Public
