

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
36 Ochlockonee Street
Crawfordville, FL 32327

Order No.: 21C-0189

Property Appraiser's Parcel I.D. (folio) Number:
00-00-076-293-10250-C36

WARRANTY DEED

THIS WARRANTY DEED dated March 10, 2021, by Kinal Patel, a married man, whose post office address is 92 Juniper Drive, Crawfordville, Florida 32327 (the "Grantor"), to Deborah Sheppard and Bennie Michael Ganey, husband and wife, whose post office address is 437 Seminole Lane, Sopchoppy, Florida, 32358 (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 Five Thousand And No/100 Dollars (\$105,000.00) 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 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: 2020.

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:

Witness Signature

Sherry Fordham

Printed Name of First Witness

Sue Criswell

Witness Signature

Sue Criswell

Printed Name of Second Witness

Kinal Patel

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 10th of March, 2021 by Kinal Patel, a married man, who is/are personally known to me or who produced drivers license as identification.

Notary Public
(SEAL)

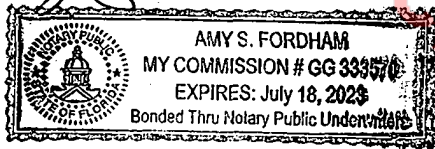


EXHIBIT A
Legal Description

Lot 36 of CAMELOT, according to the Plat thereof as recorded in Plat Book 3, Page(s) 122, of the Public Records of Wakulla County, Florida.

Unofficial Copy