

This Instrument prepared by & return to

Name: Lowe Title Services
Address: 68-A Feli Way
Crawfordville, Florida 32327
File No: 21-1045
Parcel ID: 00-00-034-342-06609-043

THIS WARRANTY DEED made the 28 day of May, A.D. 2021 by and between Bayview Builders, LLC, a Florida limited liability company, whose address is 5602 Lumberjack Lane, Unit B, Tallahassee, Florida 32303, hereinafter called the "Grantor", and James A. Chamblin and Janet S. Chamblin, husband and wife, whose address is 115 Sawmill Court, Crawfordville, FL 32327, hereinafter called the "Grantees":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 43, WALKERS MILL, as per map or plat thereof recorded in Plat Book 4, Pages 62-63 of Public Records of Wakulla County, Florida.

The property described herein is the same property that became vested in Grantor by Warranty Deed recorded in OR Book 1146, Pages 281 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2021 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has hereunto set its hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Bayview Builders, LLC

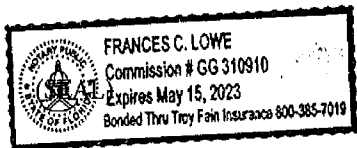
Christopher Sloan
Witness Signature
Christopher Sloan
Printed Name

William H. Short, Jr. L.S.
By: William H. Short, Jr.
Its: Manager

Frances C. Lowe
Witness Signature
FRANCES C. LOWE
Printed Name

State of Florida
County of Wakulla

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of physical presence or online notarization, this 28 day of May 2021, by William H. Short, Jr., Manager of Bayview Builders, LLC, a Florida limited liability company, who is personally known to me or has produced _____ (type of identification) as identification.



Frances C. Lowe
Notary Public
FRANCES C. LOWE
Notary Print Name
My Commission Expires: _____