

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-074-272-10223-C09**

Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 27 day of **April, 2022** by **JOHN S. CARSON and EMILY B. CARSON, HUSBAND AND WIFE**, herein called the grantors, to **JEREMY S. SIMPKINS and SHELLEY B. SIMPKINS, HUSBAND AND WIFE**, whose post office address is **60 STARLING TRACE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:
(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 9, Block "C", of Songbird Subdivision Phase 1, a subdivision as per map or plat thereof, recorded in Plat Book 3, Pages 88-92, 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 grantees 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, 2021.

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

Signed, sealed and delivered in the presence of:



Justin R. Dean

Witness #1 Signature

Justin Dean

Witness #1 Printed Name



Patrick Blankenship

Witness #2 Signature

Patrick Blankenship

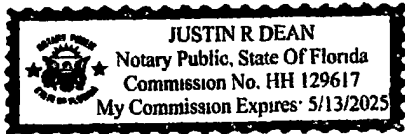
Witness #2 Printed Name



STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 27th day of April, 2022 by JOHN S. CARSON and EMILY B. CARSON who are personally known to me or have produced _____ as identification.

SEAL



John S. Carson

JOHN S. CARSON

P.O. BOX 2654, ORMOND BEACH, FL 32175



Emily B. Carson

EMILY B. CARSON

P.O. BOX 2654, ORMOND BEACH, FL 32175

Justin R. Dean

Notary Public

Justin R. Dean

Printed Notary Name