

*This Instrument prepared by & return to*

*Name: Frances C. Lowe, P.A.*

*Address: 68 A Feli Way  
Crawfordville, Florida 32327*

*Parcel ID#: 00-00-034-009-08344-000*

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), is made this 17th day of June, 2022, by Gary Poppell, a married man, whose address is 558 Union Springs Rd., Whigham, GA 39897, Bonnie Poppell, a single woman, whose address is 576 Union Springs Rd., Whigham, GA 39897, Steven F. Poppell, a married man, whose address is 630 Union Springs Rd., Whigham, GA 39897, and William G. Poppell, a single man, whose address is 2152 Cassidy Rd., Thomasville, GA 31792 ("Grantors"), to Gary Poppell, a married man, whose address is 558 Union Springs Rd., Whigham, GA 39897, as to 37.5 % interest, Bonnie Poppell, a single woman, whose address is 576 Union Springs Rd., Whigham, GA 39897, as to 37.5 % interest, Steven F. Poppell, a married man, whose address is 630 Union Springs Rd., Whigham, GA 39897, as to 12.5% interest, and William G. Poppell, a single man, whose address is 2152 Cassidy Rd., Thomasville, GA 31792, as to 12.5% interest, all as tenants in common ("Grantees").

Which terms "Grantor" and "Grantee" 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 in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, Grantors do hereby remise, release and transfer unto Grantees forever, all the right, title, interest, claim and demand which Grantors have in and to the described land, situate, lying and being in the County of Wakulla, State of Florida, described on Exhibit "A" attached hereto and incorporated herein, the "Property."

The Property was transferred to and vested in Grantors under the Orders of Ancillary Summary Administration in Probate Case 2022-CP-59, Probate Case 2022-CP-60, and Probate Case 2022-CP-61 of the 2<sup>nd</sup> Circuit Court of Wakulla County dated June 7, 2022; and recorded in Official Records Book 1268, Page(s) 803-807; Official Records Book 1268, Page(s) 800-802; and Official Records Book 1268, Page(s) 796-799 respectively on June 8, 2022, in the Public Records of Wakulla County, Florida.

**SUBJECT TO** taxes for 2022 and subsequent years, all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**TO HAVE AND TO HOLD**, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee forever.

**IN WITNESS WHEREOF**, Grantor has set its hand and seal the day and year first above written.

*Title not warranted nor guaranteed by preparer.*

Signed and sealed in the presence of:

David J. Kendrick  
Witness Signature

David J. Kendrick  
Printed Name

Ava Elena Brown  
Witness Signature

Ava Elena Brown  
Printed Name

Gary Poppell L.S.  
Gary Poppell as to 37.5%

STATE OF GEORGIA

COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of ✓ physical presence or      online notarization, this 17 day of June, 2022, by Gary Poppell, who is personally known to me or has produced as identification.

(Seal)



David A. Kendrick  
DAVID A. Kendrick  
NOTARY PUBLIC  
My Commission Expires:



Signed and sealed in the presence of:

David J. Kendrick  
Witness Signature

David J. Kendrick  
Printed Name

Ana Elena Brown  
Witness Signature

Ana Elena Brown  
Printed Name

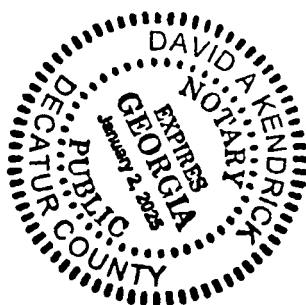
Steven F. Poppell L.S.  
Steven F. Poppell as to 12.5%

STATE OF GEORGIA

COUNTY OF DECATUR

The foregoing instrument was acknowledged before me by means of ✓ physical presence or     online notarization, this 17 day of JUNE, 2022, by Steven F. Poppell, who is personally known to me or has produced     as identification.

(Seal)



David A. Kendrick  
David A. Kendrick

NOTARY PUBLIC

My Commission Expires:

Signed and sealed in the presence of:

David J. Kendrick  
Witness Signature

David J. Kendrick  
Printed Name

Ana Elena Brown  
Witness Signature

Ana Elena Brown  
Printed Name

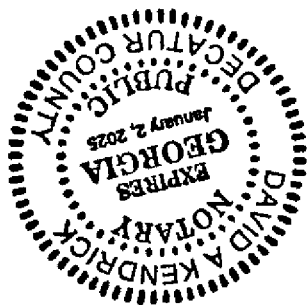
William G. Poppell  
William G. Poppell as to 12.5%

STATE OF GEORGIA

COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of ✓ physical presence or      online notarization, this 17 day of JUNE, 2022, by William G. Poppell, who is personally known to me or has produced                      as identification.

(Seal)



David A. Kendrick  
DAVID A. KENDRICK

NOTARY PUBLIC

My Commission Expires:

**EXHIBIT "A"**

Lot(s) Numbered Sixty five (65), in Block Five (5) of WAKULLA GARDENS UNIT TWO, as shown by plat of said subdivision or record on Page 42, Plat Book No. One of the Public Records of Wakulla County, Florida.

Unofficial Copy