

This Instrument Prepared by & return to:

Name: *W. Crit Smith, Esq.*
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: *3520 Thomasville Road, 4th Floor*
Tallahassee, Florida 32309
20222769AMO

Parcel I.D. #: *17-3S-01W-318-04457-B06*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 29th day of July, A.D. 2022, by HENRY MURPHY, III and TRINA B. MURPHY, HUSBAND AND WIFE, hereinafter called the grantors, to LAURA JEAN ALLEN, A SINGLE WOMAN, whose post office address is 36 AMY LANE, Crawfordville, FL 32327, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

Lot 6, Block B, LINZY MILL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, Pages 36 and 37, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2022 and subsequent years, restrictions, reservations, covenants and easements 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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully 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:

Witness Signature

Frank S. Shaw III
Printed Name

DKay
Witness Signature

Donna Kay
Printed Name

Henry Murphy III
HENRY MURPHY, III
Address: 2029 DAVID C SIBBIE, TALLAHASSEE, FL 32317

Trina B. Murphy
TRINA B. MURPHY
Address: 2029 DAVID C SIBBIE, TALLAHASSEE, FL 32317

State of Florida
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared HENRY MURPHY, III and TRINA B. MURPHY, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. The Grantor(s) () is personally known to me; or (X) produced *FLC & IL* as identification:

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization.

Witness my hand and official seal in the County and State last aforesaid this *29* day of *July*, A.D. 2022

Notary Public Rubber Stamp Seal



Notary Signature

Printed Notary Signature

My commission expires: _____