

Prepared By and Return To:
Hayward Title Group
2121 Killarney Way, Suite G
Tallahassee, FL 32309

Order No.: 22-953

Property Appraiser's Parcel I.D. (folio) Number:
00-00-055-418-01932-033

WARRANTY DEED

THIS WARRANTY DEED dated March 24, 2023, by Hartsfield Construction, Inc., a Florida corporation, whose post office address is 2915 Kerry Forest Parkway, Suite 102, Tallahassee, Florida 32309 (the "Grantor"), to Bravo G. Brown and Juliet Brown, husband and wife and Javaughn Alex Brown, as joint tenants with rights of survivorship, whose post office address is 207 Shelby Drive, Crawfordville, Florida, 32327 (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 Ten And No/100 Dollars (\$10.00) 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:

Lot 33, PALMETTO SUBDIVISION PHASE 2, a subdivision according to the map or plat thereof recorded in Plat Book 6, Pages 20-21 of the Public Records of Wakulla County, 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: 2022.

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:

Blake Hayward
Witness Signature
Blake Hayward

Printed Name of First Witness

Stephanie Kern
Witness Signature
Stephanie Kern

Printed Name of Second Witness

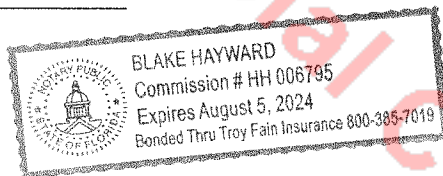
Hartsfield Construction, Inc.
BY: *Robert P. Hartsfield*
Robert P. Hartsfield
President

Grantor Address:
2915 Kerry Forest Parkway, Suite 102
Tallahassee, FL 32309

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 24th of March, 2023 by Robert P. Hartsfield, as President of Hartsfield Construction, Inc., a Florida corporation, who is/are personally known to me or who produced _____ as identification.

Blake Hayward
Notary Public
(SEAL)



Unofficial Copy