

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAN H. COLVIN

#27388

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-024-000-06585-000 ET AL**

Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 27 day of March, 2022 by **MYRA V. TALBOT ALKINS, VINCENT B. TALBOT AND SYDNEY E. TALBOT**, herein called the grantors, to **JOHNNY C HARPER and JUNE H HARPER, HUSBAND AND WIFE**, whose post office address is **28 BRAVE DRIVE, 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.:

The North one-third of the East one-half of the South one-half of the Northeast Quarter of Lot 24 of Hartsfield Survey of Lands in Wakulla County, Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

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, 2022.

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

Nadiesha Salmon
Witness #1 Signature
Nadiesha Salmon
Witness #1 Printed Name

PLEASE SIGN

Myra V. Talbot Alkins
MYRA V. TALBOT ALKINS
1846 CLEARLAKE TRACE, STONE MOUNTAIN, GA 30088

WITNESS

Shakil Jenkins
Witness #2 Signature
Shakil Jenkins
Witness #2 Printed Name

NOTARIZE

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27 day of March, 2022 by MYRA V. TALBOT ALKINS who is personally known to me or has produced GA ID 6691 exp. 4-9-22 as identification.

SEAL

Keith A Rowe
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
03/23/2026

Keith A Rowe
Notary Public
Keith A Rowe
Printed Notary Name

Unofficial Copy

Signed, sealed and delivered in the presence of:

WITNESS
→

Maresha Powell
Witness #1 Signature

Maresha Powell
Witness #1 Printed Name

PLEASE
SIGN →

Vincent B. Talbot

VINCENT B. TALBOT
1846 CLEARLAKE TRACE, STONE MOUNTAIN, GA 30088

WITNESS
→

Juan Davis
Witness #2 Signature

Juan Davis
Witness #2 Printed Name

NOTARIZE
→

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 28th day of March, 2023 by VINCENT B. TALBOT who is personally known to me or has produced U.S. Military ID as identification.

SEAL



A. Marie Martinez
Notary Public

A. Marie Martinez
Printed Notary Name

Stamp: Notary Public, Gwinnett County, Georgia

Signed, sealed and delivered in the presence of:

WITNESS

Ramela E. Talbot

Witness #1 Signature

Ramela E. Talbot

Witness #1 Printed Name

PLEASE SIGN

Sydney E. Talbot

SYDNEY E. TALBOT

1846 CLEARLAKE TRACE. STONE MOUNTAIN, GA 30088

WITNESS

Cynthia Tordero

Witness #2 Signature

Cynthia Tordero

Witness #2 Printed Name

NOTARIZE

MA
NOTAR

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 27th day of March, 2023 by SYDNEY E TALBOT who is personally known to me or has produced MA DRIVER'S LICENSE as identification.

SEAL

David Sekundayo
Notary Public

David Sekundayo
Printed Notary Name

