

Prepared by and return to:

Julie Glaze
Owen Title Company
Pursuant to the issuance of title insurance.
2865 Remington Green Circle
Tallahassee, FL 32308
(850) 422-2800
File No 23-16452

[Space Above This Line For Recording Data]

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **16th day of June, 2023**, by and between **Steve Byrd Construction, Inc., a Florida Corporation**, hereinafter called the Grantor; and **Derrick Carter, a single man**, hereinafter called the Grantee, whose mailing address is **1101 Rockbrook Court, Tallahassee, FL 32311**.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **Wakulla**, State of **Florida**, to wit:

Lot 156, Block "A", MAGNOLIA GARDENS, according to the map or plat thereof, as recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

Commonly known as: 80 Tafflinger Road, Crawfordville, FL 32327
Parcel ID(s): 00-00-078-013-10873-000

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes which began accruing on January 1st of 2023, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Debra Ann Parker

WITNESS
PRINT NAME: Debra Ann Parker

Steve Byrd Construction, Inc., a Florida Corporation

By: *Steven Byrd*
Steven Byrd, President

Cheryl Dunlap

WITNESS
PRINT NAME: CHERYL DUNLAP

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this **16th** day of June, 2023 by Steven Byrd, President of Steve Byrd Construction, Inc., a FL Corporation, on behalf of the Corporation.

Debra Ann Parker

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Driver license

