

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**KATHRYN PLOUFFE**

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **02-4S-01E-000-05605-002**

\_\_\_\_\_  
Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 14<sup>th</sup> day of June, 2023 by **J. RICE CARR**, a single man , herein called the grantor, to **TODD N. JONES and THINA C. JONES, HUSBAND AND WIFE** , whose post office address is **1930 FARMS ROAD, TALLAHASSEE, FL 32317**, 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)*

**W I T N E S S E T H:** That the grantor, 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.:

See Exhibit "A" attached hereto and by reference made a part hereof

**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 grantor hereby covenants with said grantees 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, and hereby 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 December 31, 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 the presence of:

*Taylor Davis*

Witness #1 Signature

Taylor Davis

Witness #1 Printed Name

*Stephanie Ann Linstrom*

Witness #2 Signature

Stephanie Ann Linstrom

Witness #2 Printed Name

*J. Rice Carr*

**J. RICE CARR**

P.O. BOX 93, ALTON, AL 35015

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization, this 14<sup>th</sup> day of June, 2023 by J. RICE CARR who is personally known to me or has produced DL as identification.

SEAL



*Stephanie Ann Linstrom*

Notary Public

Stephanie Ann Linstrom

Printed Notary Name

## EXHIBIT "A"

## LOT "B"

Commence at a point lying on the intersection of the centerline of St. Marks Railroad (abandoned) and to the South boundary of Section 2, Township 4 South, Range 1 East, Wakulla County, Florida and thence run North 19 degrees 55 minutes 10 seconds West 1510.10 feet, thence leaving said centerline run North 89 degrees 59 minutes 26 seconds West 1093.58 feet to a terra cotta monument lying on the Westerly right-of-way boundary of Fire Escape Road, thence run North along said Westerly right-of-way boundary 50.00 feet to an iron rod and cap (marked #7160) marking a point of intersection with the Northerly right-of-way boundary of Shell Island Road, thence leaving said Westerly right-of-way boundary run South 89 degrees 55 minutes 20 seconds West along said Northerly right-of-way boundary 106.20 to a point making the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 55 minutes 20 seconds West along said Northerly right-of-way boundary 93.73 feet to a point, thence leaving said Northerly right-of-way boundary run North 00 degrees 05 minutes 32 seconds West 200.63 feet to an iron pipe, thence run South 45 degrees 24 minutes 51 seconds East 133.68 feet to a point, thence run South 00 degrees 37 minutes 17 seconds West 106.67 feet to the POINT OF BEGINNING.