

This space for recorder use only

Prepared by: Gerald P. Word
116 Remington Way
Carrollton, Georgia 30117

Property Appraisers Parcel Identification #:
00-00-121-122-11977-020

Quit Claim Deed

This QUIT CLAIM DEED made this 22nd day of May, 2023, by **Deborah G. Word and Gerald P. Word**, whose address is: 116 Remington Way, Carrollton, Georgia 30117, hereinafter called Grantors, to **57 Janet Drive LLC, a Georgia Limited Liability Company**, whose address is 116 Remington Way, Carrollton, GA 30117, hereinafter called Grantee: (Whenever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and includes singular and plural forms.)

WITNESSETH: That the Grantors, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, and quitclaim unto the Grantee, all that certain land situated in Wakulla County, Florida, legally described as follows:

LOT 20, PARADISE VILLAGE OF SHELL POINT, UNIT 1, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 13 AND 14 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, being the same property deeded from Ronald E. Wigton and Betty D. Wigton to Deborah Edwards on April 3rd, 2001, and being recorded in Deed Book 404, page 778 in the deed records of the Clerk of Wakulla County, Florida; and further being the same property deeded from Deborah G. Word f/k/a Deborah Edwards to Deborah G. Word and Gerald P. Word being recorded in Deed Book 1142, page 70 in the deed records of the Clerk of Wakulla County, Florida.

To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in any-wise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantees.
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:

Tiffany Moon
Witness signature as to First Grantor

Tiffany Moon
Printed Name

119 Maple St., Carrollton, GA 30117
Address of Witness

Deborah G. Word
Signature of First Grantor

Deborah G. Word
116 Remington Way
Carrollton, Georgia 30117

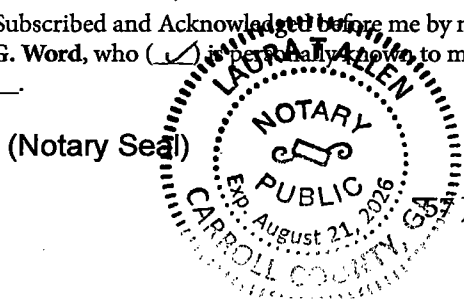
Michelle H. Denney
Witness signature as to First Grantor

Michelle H. Denney
Printed Name

119 Maple St., Carrollton, GA 30117
Address of Witness

STATE OF GEORGIA, COUNTY OF CARROLL

Sworn to, Subscribed and Acknowledged before me by means of physical presence, on this 22nd day of May 2023 by Deborah G. Word, who () is personally known to me or () produced identification as follows:



Laura S. Allen
Notary Public, State of Georgia, Carroll County
My commission expires: 8-21-2026

Tiffany Moon
Witness signature as to Second Grantor

Tiffany Moon
Printed Name

119 maple St., Carrollton GA 30117
Address of Witness

Gerald P. Word
Signature of Second Grantor

Gerald P. Word
116 Remington Way
Carrollton, Georgia 30117

Michelle H. Denney
Witness signature as to Second Grantor

Michelle H. Denney
Printed Name

119 maple street, Carrollton, GA 30117
Address of Witness

STATE OF GEORGIA, COUNTY OF CARROLL

Sworn to, Subscribed and Acknowledged before me by means of physical presence, on this 22nd day of May, 2023 by **Gerald P. Word**, who () is personally known to me or () produced identification as follows:

Laura S. Allen

Notary Public, State of Georgia, Carroll County
My commission expires: 8-21-2026

(Notary Seal)

