

Prepared By and Return To:

Hayward Title Group
2121 Killarney Way, Suite G
Tallahassee, FL 32309

Order No.: 23-623

Property Appraiser's Parcel I.D. (folio) Number:
04-3S-01E-242-05012-H05

WARRANTY DEED

THIS WARRANTY DEED dated August 15, 2023, by Barbara J. Helton, a single woman, whose post office address is 230 Basswood Drive, Crawfordville, Florida 32327 (the "Grantor"), to Timothy W. Bishop and Adrienne M. Bishop, husband and wife, whose post office address is 35 Harrell Lane, 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 5, Block "H", Springwood Phase II, a subdivision according to the map or plat thereof recorded in Plat Book 3, Page 14 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:

[Signature]
Witness Signature

David Zein-Edin
Printed Name of First Witness

[Signature]
Witness Signature

Cheryl Braden
Printed Name of Second Witness

[Signature]
Barbara J. Helton

Grantor Address:
230 Basswood Drive
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 15th of August, 2023 by Barbara J. Helton, a single woman, who is/are personally known to me or who produced _____ as identification.

[Signature]
Notary Public
(SEAL)



Unofficial Copy