

**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: 12-5S-03W-040-00962-020**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 28 day of August, 2023 by **TIMOTHY C. COX**, herein called the grantor, to **SOUTHERN CONSTRUCTION CO, LLC, A FLORIDA Limited Liability Company**, whose post office address is **260 JACK CRUM ROAD, CRAWFORDVILLE, FL 32327**, hereinafter called 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 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.:

Lot 20 of the North Addition to the Town of Sopchoppy, a subdivision as per map or plat thereof, recorded in Plat Book 1, of the Public Records of 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 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, 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:

April Bullington
Witness #1 Signature
April Bullington
Witness #1 Printed Name
2012 Lance Ct. Dover Fl 33527
Witness Address

T. Cox
TIMOTHY C. COX
3802 SUNNYBANK DRIVE, VALRICO, FL 33594

Per
Witness #2 Signature
Brita Anla
Witness #2 Printed Name
907 Smithbank Drive
Witness Address
Brandon FL 33516

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28 day of August, 2023 by TIMOTHY C. COX who is personally known to me or has produced _____ as identification.

SEAL

Denise N. DelValle
Notary Public



DENISE N. DELVALLE
Commission # HH 293318
Expires November 26, 2026

Denise N. DelValle
Printed Notary Name