

This instrument Prepared by and return to:

Name: W.Crit Smith, Esq.  
Susan S. Thompson, Esq.  
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor  
Tallahassee, FL 32309  
2023-3275AMO

Parcel I.D. No.:

\_\_\_\_ SPACE ABOVE THIS LINE FOR PROCESSING DATA \_\_\_\_\_ SPACE ABOVE THIS LINE FOR RECORDING DATA \_\_\_\_\_

**THIS WARRANTY DEED** Made the 8th day of November, 2023, by **PAFFORD PROPERTIES AND CONSTRUCTION LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the grantor(s), to **ALLEN MENG FWU SHAW and ALICE TIEN-CHU SHAW, a married couple**, whose post office address is 2895 Royal oaks Dr, Tallahassee, FL 32309 hereinafter called the grantee(s).

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations )

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **WAKULLA County, State of Florida**, viz:

Lot 5, Block "59", of WAKULLA GARDENS UNIT FOUR, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 46, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2023 and subsequent years, restrictions, reservations, covenants and easements 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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2023.

**In Witness Whereof**, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature

Printed Signature

Signature

Printed Signature

**PAFFORD PROPERTIES AND CONSTRUCTION LLC**

BY:

**MICHAEL PAFFORD**  
**MANAGING MEMBER**

Address: 385 TIGER HAMMOCK ROAD  
Wakulla Springs, FL 32327

