

Prepared by and return to:

**Benjamin B. Bush, Attorney
Ausley & McMullen, P.A.
123 S. Calhoun Street
Tallahassee, FL 32301**

Parcel Identification Nos Portions of 00-00-077-000-10379-000
All of 36-3S-02W-000-01759-000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689 02, F S)

This Indenture made this 28 day of February, 2024, by and between:

DUANE M. EVANS, BILL MOODY, TERRY PEACOCK, CHARLES TAYLOR, and ERIC ELMORE, all as the current duly elected trustees of the **FIRST BAPTIST CHURCH OF CRAWFORDVILLE** f/k/a Crawfordville Missionary Baptist Church of Crawfordville, Florida, f/k/a First Missionary Baptist Church of Crawfordville, Florida, a/k/a Crawfordville Baptist Church, whose post office address is 3086 Crawfordville Highway, Crawfordville, Florida 32327-3136, as grantor,

AND

FIRST BAPTIST CHURCH OF CRAWFORDVILLE, INC., a Florida non-profit corporation, whose post office address is 3086 Crawfordville Highway, Crawfordville, Florida 32327-3136, as grantee.

The terms “grantor” and “grantee” are used for singular or plural, as context requires.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee’s heirs and assigns forever, the following described land, situate, lying and being in **WAKULLA COUNTY, FLORIDA**, to-wit:

See attached **Exhibit “A”**.

Subject to Ad Valorem Taxes for the year 2024 and subsequent years and easements and restrictions of record, if any, which are not hereby reimposed.

Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

[SIGNATURE PAGES FOLLOW]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle P. Pearce
Witness Name: Michelle P. Pearce
Address: 40 Windy Ct.
Crawfordville, FL 32326

Eric Elmore
ERIC ELMORE, Trustee

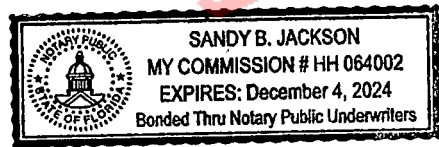
Karin O'Grady
Witness Name: Karin O'Grady
Address: 156 Lance Ln
Crawfordville, FL 32327

STATE OF FLORIDA,
COUNTY OF WAKULLA.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of February, 2024 by **ERIC ELMORE**, Trustee, who is personally known to me or provided the following as identification:

_____.

Sandy B Jackson
Notary Public



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah Thorpe
Witness Name: Sarah Thorpe
Address: 660 Brewster Rd.
Crawfordville, FL 32327

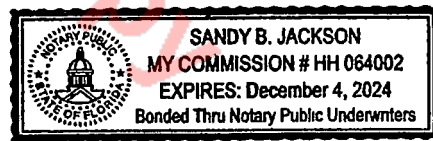
[Signature]
Witness Name: Tina Pearce
Address: 40 Windy Ct
Crawfordville, FL 32327

[Signature]
DUANE M. EVANS, Trustee

STATE OF FLORIDA,
COUNTY OF WAKULLA.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of February, 2024 by DUANE M. EVANS, Trustee, who is personally known to me or provided the following as identification:

Sandy B Jackson
Notary Public



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lesa J. Evans
Witness Name: Lesa J. Evans
Address: 1940 Wakulla Arran Rd.
Crawfordville, FL 32327

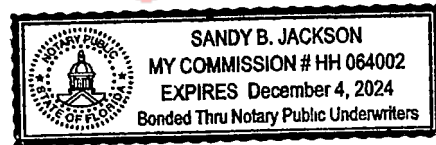
Bill Moody
BILL MOODY, Trustee

Sheena Taff Cooper
Witness Name: Sheena Taff Cooper
Address: 105 Mulberry Circle
Crawfordville, FL 32327

STATE OF FLORIDA,
COUNTY OF WAKULLA.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of February, 2024 by **BILL MOODY**, Trustee, who is personally known to me or provided the following as identification:

Sandy B. Jackson
Notary Public



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: HANNA RIDGEWAY
Address: 572 MASHES SANDS RD
PANACEA, FL 32346

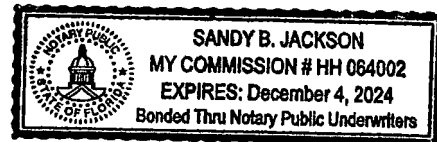
[Signature]
TERRY PEACOCK, Trustee

[Signature]
Witness Name: Marietta J. Dye
Address: 23 Purple Martin Cove
Crawfordville FL 32337

STATE OF FLORIDA,
COUNTY OF WAKULLA.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28 day of February, 2024 by TERRY PEACOCK, Trustee, who is personally known to me or provided the following as identification:

[Signature]
Notary Public



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Tyler Peck
Address: 40 Windy Ct
Crawfordville, FL 32327

[Signature]
Witness Name: Sarah Thorpe
Address: 66 Brewster Rd.
Crawfordville, FL 32327

[Signature]
CHARLES TAYLOR, Trustee

STATE OF FLORIDA,
COUNTY OF WAKULLA.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of February, 2024 by **CHARLES TAYLOR**, Trustee, who is personally known to me or provided the following as identification:

_____.

[Signature]
Notary Public

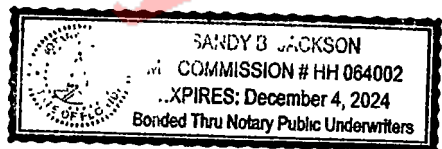


EXHIBIT "A"**The Property**

The following described property being one and the same as that certain real property conveyed by Charles K. Smith and his wife Marie L. Smith to the then current trustees of the First Missionary Baptist Church, of Crawfordville, Florida by deed dated April 8, 1905 and recorded in Deed Book 5, Page 26 of the Public Records of Wakulla County, Florida:

Commencing at the corner of Tallahassee Street and the second East and West Street South of the Court House Square and running West along the latter street Thirty-Three and one-third yards, Thence South Thirty-Six and one-quarter Yards to the lot whereon W. W. Walker formerly resided, (now held by his widow, as her dower) Thence East along the Northern boundary line of said W. W. Walker land, 33 1/3 yards to Tallahassee Street, Thence North, along Tallahassee Street Thirty-Six and one-fourth yards to the place of beginning. Containing one-fourth of one acre, more or less.

AND ALSO

The following described property being one and the same as that certain real property conveyed by Ora Harper, a widow; Joseph Harper and Sally Lee Harper, husband and wife; George L. Harper and Naomi E. Harper, husband and wife; Franklin C. Harper and Ruth Harper, husband and wife; Newman Harper, a single person; Raymond Harper and Anny Harper, husband and wife; being the sole heirs of J.A. Harper to the then current trustees of the First Missionary Baptist Church of Crawfordville, Florida by Warranty Deed dated October 23, 1954 and recorded in Deed Book 44, Page 563 of the Public Records of Wakulla County, Florida:

Begin at the southwest corner of that certain lot of land conveyed to Nat R. Walker, John J. Harrell and Frank W. Duval, as Trustees of the First Missionary Baptist Church of Crawfordville, Florida by Charles K. Smith and Marie L. Smith, his wife, by deed dated April 8, 1905 and recorded on page 26 of Deed Book 5 of the public records of Wakulla County, Florida, and run North along the West boundary of said church lot 108 3/4 feet to the northwest corner thereof, thence run West 100 feet, thence run South 152 feet, thence run in a northeasterly direction on a direct line to the southeast corner of the aforesaid church lot (said line being 204 2/3 feet long), thence run West along the south boundary line of said above mentioned church lot the distance of 100 feet to the point of beginning, containing 3/8ths of an acre, more or less, in the Southwest Quarter of Lot Seventy-seven (77) of Hartsfield Survey of Lands in Wakulla County, Florida.

AND ALSO

The following described property being one and the same as that certain real property conveyed by T.A. Raker and Inez Raker, his wife, to Crawfordville Baptist Church by Warranty Deed dated December 13, 1961 and recorded in Official Records Book 29, Page 478 of the Public Records of Wakulla County, Florida;

Begin at a post oak tree on the south boundary line of Block "A" of the Town of Crawfordville, Florida, and from said post oak tree run South at right angles with the south boundary line of said Block "A" the distance of 100 feet, thence run West parallel with the south boundary line of Block "A" of the town of Crawfordville a distance of 50 feet, thence run North at right angles with the south boundary line of said Block "A" of the Town of Crawfordville the distance of 100 feet, more or less, to the south boundary line of the Town of Crawfordville, Florida, thence run East along the south boundary line of the Town of Crawfordville to the point of beginning, being in the Southwest Quarter (SW ¼) of Lot Seventy-seven (77) of Hartsfield Survey of Lands in Wakulla County, Florida.

It being the intention of the grantors to convey the 50 by 100 foot tract of land upon which the home of Mrs. Pearl Brady stood.

AND ALSO

The following described property being one and the same as that certain real property conveyed by Ora Harper, a widow; Joseph E. Harper and Sally Lee Harper, husband and wife; George L. Harper and Naomi E. Harper, husband and wife; Franklin C. Harper and Ruth Harper, husband and wife; and Raymond Harper and Annie K. Harper, husband and wife, as five of the six heirs of J.A. Harper, and Ora A. Harper, the sole heir at law of Newman R. Harper the sixth heir of J.A. Harper to the then current trustees of the First Missionary Baptist Church of Crawfordville, Florida by Warranty Deed dated June 6, 1972 and recorded in Official Records Book 32, Page 829 of the Public Records of Wakulla County, Florida:

Begin at the northwest corner of that certain map or plat of the Crawfordville Missionary Baptist Church property attached hereto and made a part hereof and being the point of beginning; thence run west 33 feet, thence run south 152 feet, thence run northeasterly to the southwest corner of said church property being approximately 33 feet, thence run north 152 feet back to the point of beginning.

It being the intention of the grantors to convey to the grantees a strip of land 33 feet wide east and west and 152 feet north and south on the west side of said church.

AND ALSO

The following described property being one and the same as that certain real property conveyed by B.C. High and Ina Lee High, his wife, to the then current trustees of the Crawfordville Missionary Baptist Church dated June 23, 1947 and recorded in Deed Book 32, Page 248 of the Public Records of Wakulla County, Florida:

Commence at the Northeast Corner of the South-half of the Southeast quarter of Section Thirty-six, Township Three South, Range Two West and run thence West a distance of two-hundred-twenty (220) feet to a point, which is the point of beginning for the land herein conveyed; From said point of beginning run thence South, along Western boundary of Otis Cox's land, the distance of 210 feet; thence East along southern boundary of Otis Cox's land, the distance of 100 feet; run thence South, along western boundary of Luther Pararos land, the distance of 153 feet;

run thence West the distance of 205 feet; run thence North the distance of 363 feet; run thence East the distance of 105 feet and or to the point of beginning, containing One and twenty-two hundredths (1.22) acres, more or less and lying and being in the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 36, Township 3 South, Range 2 West.

Unofficial Copy