

**Prepared By and Return To:**  
Manausa, Shaw & Minacci, P.A.  
Attn: Kyle Shaw, Esq.  
1701 Hermitage Blvd, Suite 100  
Tallahassee, FL 32308

Order No.: 24-5048TC

Property Appraiser's Parcel I.D. (folio) Number:  
00-00-077-199-10338-B46

### WARRANTY DEED

THIS WARRANTY DEED dated May 29, 2024, by John C. Williams, a single man, whose post office address is 309 N Thomas Street, Davisboro, Georgia 31018 (the "Grantor"), to Janet Mattox, a single person, and Rebecca Mattox, a single person, as joint tenants with rights of survivorship, whose post office address is 9 Crested Eagle Drive, 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 46 of Eagle's Ridge Phase 2, as per map or plat thereof recorded in Plat Book 3, Page 60, 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: December 31, 2023.

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

[Signature]  
John C. Williams

Jasmine Stephens  
Printed Name of First Witness

**Grantor Address:**  
309 N Thomas Street  
Davisboro, GA 31018

522 E South Central Ave, Tennille, GA 31089  
Address of First Witness

[Signature]  
Witness Signature

Patti Frost  
Printed Name of Second Witness

10795 Hwy 242 Hamlin Ga 31032  
Address of Second Witness

STATE OF Florida

COUNTY OF Wakulla

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 20 day of May, 2024 by John C. Williams, who is personally known to me or who has produced Drivers license (type of identification) as identification.

[Signature] Notary Public  
Printed Name: Tiffany K Tanner  
Commission # \_\_\_\_\_  
My Commission Expires: 5/1/26

