

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-121-155-12084-D30**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 23rd day of May, 2024 by **DEBRA JEAN WILLIAMS, A SINGLE WOMAN, and DIANE WILLIAMS MOUNT, A SINGLE WOMAN and BONNIE SHERRILL MOUNT, a/k/a BONNE SHERRILL MOUNT**, herein called the grantors, to **JUAN JIMENEZ, JR. and CARMEN I. JIMENEZ, HUSBAND AND WIFE**, whose post office address is **2000 AUGUST JAKE DRIVE, LEANDER, TX 78641**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the grantors, 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.:

See Exhibit "A" attached hereto and by reference made a part hereof

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby 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:

WITNESS

Juanita Calvillo

Witness #1 Signature

Juanita Calvillo

Witness #1 Printed Name

Witness Address: 1101 N. Patterson

St. Valdosta, GA, 31601

WITNESS

Amari Berrian

Witness #2 Signature

Amari Berrian

Witness Address: 1101 N. Patterson

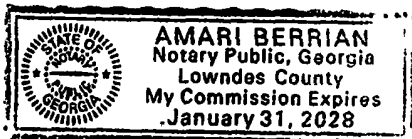
St. Valdosta, GA 31601

NOTARIZE

STATE OF GA
COUNTY OF

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 23rd day of May, 2024 by BONNIE SHERRILL MOUNT who IS personally known to me or has produced Driver's license as identification.

SEAL



SIGN

Bonnie Sherrill Mount

BONNIE SHERRILL MOUNT,

A/K/A BONNE SHERRILL MOUNT

Amari Berrian
Notary Public

Amari Berrian
Printed Notary Name

Signed, sealed and delivered in the presence of.

[Signature]
 Witness #1 Signature
KATHRYN PLOUFFE

Witness #1 Printed Name
 Witness Address: 3004 Crawfordville Hwy
Crawfordville, FL 32327

[Signature]
 Witness #2 Signature

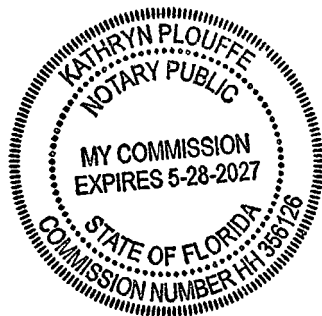
SUSAN E. WILHELM
 Witness #2 Printed Name
 Witness Address 36 PEBBLE CT.

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 31st day of May, 2024 by DEBRA JEAN WILLIAMS and DIANE WILLIAMS MOUNT who are personally known to me or have produced GA ID as identification

SEAL



[Signature]
 DEBRA JEAN WILLIAMS
 705 THOMBROOKE COURT, VALDOSTA, GA 31602

[Signature]
 DIANE WILLIAMS MOUNT
 717 THOMBROOKE COURT, VALDOSTA, GA 31602

[Signature]
 Notary Public

Printed Notary Name

EXHIBIT "A"

THE NORTH HALF OF LOT 30, BLOCK "D" OF UNIT NUMBER 5 OF SHELL POINT BEACH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 47, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NUMBER 30, BLOCK "D" OF UNIT NUMBER 5 OF SHELL POINT BEACH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 47, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

LESS:

THE SOUTH HALF OF LOT 30, BLOCK "D" OF UNIT NUMBER 5 OF SHELL POINT BEACH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 47, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT BLOCK "D" OF UNIT NUMBER 5 OF SHELL POINT BEACH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 47, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 01 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 30 AND ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SANDY LANE 30.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 01 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 30 AND ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY 30.00 FEET TO A POINT OF CURVE TO THE LEFT, THENCE RUN SOUTHERLY ALONG SAID EAST BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 265.36 FEET THRU A CENTRAL ANGLE OF 00 DEGREES 11 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 0.91 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID LOT 30, THENCE RUN NORTH 89 DEGREES 38 MINUTES 59 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 30, A DISTANCE OF 91.94 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE OF A CANAL, THENCE RUN NORTH 01 DEGREES 48 MINUTES 38 SECONDS WEST SAID APPROXIMATE MEAN HIGH WATER LINE 30.33 FEET, THENCE RUN SOUTH 89 DEGREES 38 MINUTES 59 SECONDS EAST 93.57 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN LOT 121 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.