

WARRANTY DEED

THIS INDENTURE, Made this 3rd day of February, A. D., 1988, between MILDRED C. SPEARS, LOUIS C. SPEARS, MARLENE S. JEFFERIES and ELAYNE MARGARET METCALF HUEBNER, of the County of Wakulla and State of Florida, parties of the first part, and WINIFRED VIRGINIA WALDROP, whose address is Route 6, Box 375, Tallahassee, Florida 32304, of the County of Wakulla and State of Florida, party of the second part. The parties of the first part and the party of the second part being the sole heirs at law of Revadee Spears, deceased.

WITNESSETH that for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in the County of Wakulla and State of Florida, to-wit:

- An undivided 4/5 interest in the property described in "Exhibit A" hereto attached.

It being the intention of the parties of the first part to convey to the party of the second part all right, title and interest they have into said land.

AND the said parties of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered  
in the presence of us:

Mildred C. Spears (SEAL)  
MILDRED C. SPEARS

Louis C. Spears (SEAL)  
LOUIS C. SPEARS

Marlene S. Jefferies (SEAL)  
MARLENE S. JEFFERIES

Elayne Margaret Metcalf Huebner (SEAL)  
ELAYNE MARGARET METCALF HUEBNER

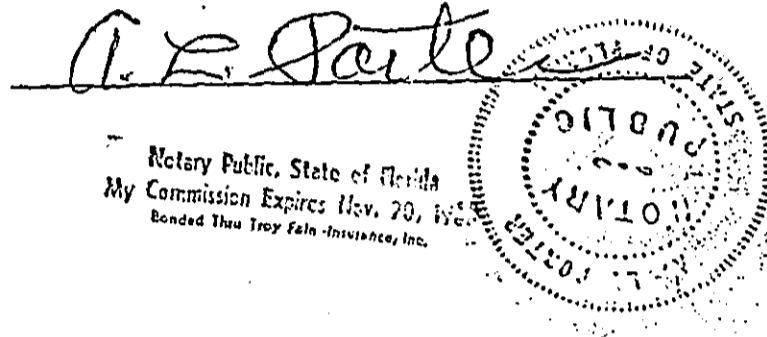
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STATE OF FLORIDA,  
COUNTY OF WAKULLA.

This day personally appeared before me, the undersigned authority,  
Mildred C. Spears, Louis C. Spears, Marlene S. Jefferies and  
Elayne Margaret Metcalf Huebner, to me well known to be the individuals  
described in the foregoing deed and they acknowledged before me that they  
executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid  
this 2d day of February, A. D., 1988.



This instrument prepared by:

A. L. PORTER  
ATTORNEY AT LAW  
CRAWFORDVILLE, FLORIDA

Documentary Stamps Paid \$ 55  
Date 2-9-88 Wakulla County  
Florida, Carlton Tucker, Clerk of Circuit  
Court.  
By Elsie A. Lister  
Deputy Clerk

Unofficial Copy

**EDWIN G. BROWN  
& ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

"EXHIBIT A"

EDWIN G. BROWN, PLS  
JAMES T. RODDENBERRY, PLS

January 14, 1988

WINIFRED VIRGINIA WALDROP

COURT HOUSE SQUARE  
P.O. Box 625  
CRAWFORDVILLE, FLORIDA 32327  
(904) 926-3016

2.94 ACRES

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standard for land surveying (Chapter 21-NH-6, Florida Administrative Code).

A tract of parcel of land located in Section 19, Township 3 South, Range 1 West, Wakulla County, Florida, and being more particularly described as follows: Commence at an old angle iron marking the Northeast corner of Section 25, Township 3 South, Range 2 West of said Wakulla County, and thence run North 00 degrees 39 minutes West along the East boundary of Section 24, Township 3 South, Range 2 West of said Wakulla County 915.25 feet to an old angle iron, thence run North 66 degrees 29 minutes East 317.35 feet to an old angle iron, thence run North 00 degrees 16 minutes East along an old blazed line 1486.95 feet to an old concrete monument, thence run North 73 degrees 11 minutes East 982.20 feet to an old lightwood stake, thence run North 75 degrees 30 minutes East 165.47 feet to an old concrete monument, thence continue North 75 degrees 30 minutes East 204.12 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 75 degrees 30 minutes East 23.12 feet, thence run South 06 degrees 04 minutes 12 seconds East 256.13 feet, thence run South 87 degrees 59 minutes 12 seconds East 210.00 feet, thence run North 06 degrees 06 minutes 11 seconds West 316.45 feet, thence run North 75 degrees 30 minutes East 291.36 feet, thence run South 10 degrees 32 minutes 16 seconds East 206.82 feet, thence run South 75 degrees 30 minutes West 127.15 feet, thence run South 06 degrees 22 minutes 30 seconds East 216.07 feet, thence run South 75 degrees 30 minutes West 386.26 feet to a concrete monument on the Westerly maintained right-of-way boundary of a graded county road, thence run North 06 degrees 46 minutes 06 seconds West along said Westerly maintained right-of-way boundary 424.08 feet to the POINT OF BEGINNING containing 2.94 acres, more or less.

SUBJECT TO a graded county road over and across the above described property.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

  
EDWIN G BROWN  
Registered Land Surveyor  
Florida Certificate No. 2919

76-133  
PSC:3778

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