

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
71A Songbird Avenue
Crawfordville, FL 32327

Order No.: 24C-0454

Property Appraiser's Parcel I.D. (folio) Number:
26-4S-02W-022-02244-000

WARRANTY DEED

THIS WARRANTY DEED dated August 2, 2024, by S&P Construction & Development, LLC., a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 12 Asphalt Way, Crawfordville, Florida 32327 (the "Grantor"), to Lani Magee, a single woman, whose post office address is 9 Stanley 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 Two Hundred Nine Thousand And No/100 Dollars (\$209,000.00) 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 54, Block 3, LAKE ELLEN ESTATES UNIT ONE, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 44, of the Public Records of Wakulla County, Florida..

Subject property is not the homestead of the Grantor as defined by the laws of the State of 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: 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:



Witness Signature

Sherry Fordham

Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of First Witness



Witness Signature

Lisa G. Jenkins

Printed Name of Second Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of Second Witness

S&P Construction & Development, LLC., a Florida
Limited Liability Company

BY: 

Keith R. Shields
Manager

BY: _____

Grantor Address:
12 Asphalt Way
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 2nd of August, 2024 by Keith R. Shields, Manager of S&P Construction & Development, LLC. A Florida Limited Liability Company, who is/are personally known to me or who produced _____ as identification.



Notary Public
(SEAL)



CORPORATE RESOLUTION

THE undersigned hereby certifies that he/she is the Manager of S&P Construction & Development, LLC., a Florida Limited Liability Company, a corporation validly existing and organized under the laws of the State of Florida, which Corporation is presently subsisting and in good standing under the laws of such State; that the following is a true, accurate and compared transcript of resolutions duly adopted by unanimous written consent of the Officers of said Corporation, and that the proceedings were in accordance with the Articles and By-laws of said Corporation, and that said resolutions have not been amended, rescinded, modified or revoked, and are in full force and effect.

BE IT FURTHER resolved that S&P Construction & Development, LLC., a Florida Limited Liability Company has duly authorized, directed and empowered, its Managers to **SOLELY AND SEPARATELY** do and perform all other acts and things necessary to complete sale in connection with this transaction with one Manager signing independently for the corporation.

BE IT FURTHER resolved that any and all action herein above authorized and directed which may have already been performed, are hereby ratified and confirmed.

S&P Construction & Development, LLC., a Florida Limited Liability Company

BY: Keith R. Shields
Keith R. Shields
Manager

Date 1/12/11

BY: Ralph F. Pigott, III
Ralph F. Pigott, III
Manager

Unofficial Copy