

Prepared By and Return To:

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

Order No.: 25C-0136

Property Appraiser's Parcel I.D. (folio) Number:
00-00-053-317-09901-H22

WARRANTY DEED

THIS WARRANTY DEED dated April 11, 2025, by Erin Brady Collins and Jerry Richard Collins, Jr., wife and husband, whose post office address is 158 Golden Loop, Crawfordville, Florida 32327 (the "Grantor"), to William Clayton Poston and Ashley Wade Poston, husband and wife, whose post office address is 323 Tillis Lane, 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 Three Hundred Seventy Thousand And No/100 Dollars (\$370,000.00) 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:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

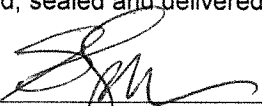
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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: 2024.

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:



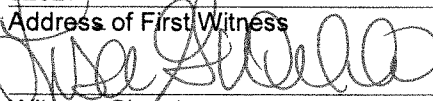
 Witness Signature

Amy Fordham

 Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL
 32327

 Address of First Witness



 Witness Signature

Lisa G. Welch

 Printed Name of Second Witness

71A Songbird Avenue, Crawfordville, FL
 32327

 Address of Second Witness



 Erin Brady Collins

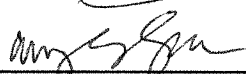


 Jerry Richard Collins, Jr.

Grantor Address:
 158 Golden Loop
 Crawfordville, FL 32327

STATE OF FLORIDA
 COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 11th of April, 2025 by Erin Brady Collins and Jerry Richard Collins, Jr., wife and husband, who is/are personally known to me or who produced ~~DRIVER'S LICENSE~~ as identification.



 Notary Public
 (SEAL)



EXHIBIT "A"

Legal Description

Lot 22, Block H, of HIDDEN MEADOWS, according to the plat thereof, recorded in Plat Book 4, Pages 66 through 71, inclusive, of the Public Records of Wakulla County, Florida.

Unofficial Copy