

prepared by:  
Ennis Leon Jacobs, Jr.  
Law Office of Ennis Leon Jacobs, Jr.  
P.O. Box 1101  
Tallahassee, Florida 32302  
Wakulla County Property Appraiser ID:  
35-2S-01W-000-04224-000

(Space above this line reserved for recording office use only)

## WARRANTY DEED

### STATEMENT OF FACTS:

A. Jessie Shingles, the initial trustee of the JESSIE SHINGLES LIVING REVOCABLE TRUST, dated February 24, 2021 (hereinafter "Trust"), and the settlor of the Trust, was vested with full powers and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein.

B. Jessie Shingles passed away on December 29, 2023. Pursuant to the terms of the Trust, Josephus J. Shingles, II, is nominated and appointed as the successor trustee of the Trust, has executed and filed a certificate of trust with the death certificate of Jessie Shingles, and is now vested with full powers and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein, which is an asset of the Trust in Wakulla County, State of Florida.

### CONVEYANCE:

THIS WARRANTY DEED made this 25<sup>th</sup> day of April, 2025, by JOSEPHUS J. SHINGLES, II, hereinafter called "Grantor", as Trustee under that certain JESSIE SHINGLES LIVING REVOCABLE TRUST, dated February 24, 2021, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described and whose Post Office address is: 1009 Wakulla Springs Highway, Crawfordville, FL 32327

#### 1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Josephus J. Shingles, II  
In his official capacity as the trustee of the  
Jessie Shingles Living Revocable Trust  
dated February 24, 2021

27 Gavin Rd.  
Crawfordville, Florida 32327

The word "I" or "We" as hereafter used means the Grantors.

**2. IDENTIFICATION OF GRANTEES**

Grantees' name and addresses are:

Andre D. Cannon and Justine H. Cannon,  
Husband and wife  
1370 Spring Creek Hwy  
Crawfordville, FL 32327; and

The word "you" as hereafter used means the Grantee.

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific (i.e. (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

The property hereby conveyed (the "Real Property") is described as follows, and more fully described in Exhibit A, attached hereto and incorporated herein by reference:

*Wakulla County Parcel Id: 35-2S-01W-000-04224-000  
Address: Wakulla Springs Hwy vacant, Crawfordville, FL 32327*

**5. CONSIDERATION**

Good and valuable consideration \$10.00 paid by you to me.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5 which I have received, I have granted, bargained and sold to you the share and interests in the Real Property which are owned by that certain Jessie Shingles Living Revocable Trust dated February 24, 2021, with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefitting such property to have and to hold in fee simple as a joint tenant (estate in property unlimited as to duration, disposition and descendability) forever.

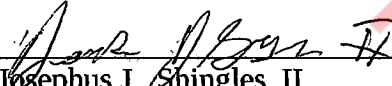
7. **WARRANTY**

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for those matters described herein as "Exceptions".

8. **EXCEPTIONS**

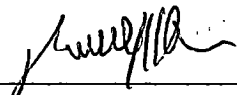
This conveyance is made subject to covenants, reservations, restrictions, and easements of record.

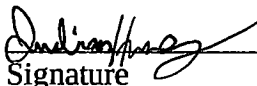
Executed on April 25<sup>th</sup>, 2025.

  
\_\_\_\_\_  
Josephus J. Shingles, II  
In his official capacity as the trustee of the  
Jessie Shingles Living Revocable Trust  
dated February 24, 2021

27 Gavin Rd.  
Crawfordville, Florida 32327

Witnesses:

  
\_\_\_\_\_  
Signature  
Name of Witness1: Michael Hutchinson  
Address: 2201 Crawfordville Hwy, Crawfordville, FL 32327

  
\_\_\_\_\_  
Signature  
Name of Witness2: Julian Harvey  
Address: 2201 Crawfordville Hwy, 32327

Unofficial Copy

**STATE OF FLORIDA  
COUNTY OF LEON**

The Warranty Deed was acknowledge before me this 24<sup>th</sup> day of April, 2025, by Grantor Josephus J. Shingles, II, as the trustee of the Jessie Shingles Living Revocable Trust dated February 24, 2021, along with witnesses

Michael Hitchens and  
Julian Harvey

Shirley Monroe

Notary Public, State of Florida

Print Name: Shirley Monroe

My Commission expires: May 6, 2027

Personally known (OR) produced identification on \_\_\_\_\_  
Type of identification: \_\_\_\_\_



Unofficial Copy