

This Warranty Deed Made the 2nd day of January A. D. 1992 by

BOBBY W. MEREDITH

hereinafter called the grantor, to BETTY JANE MEREDITH

whose postoffice address is 1907 S. County Line Road, Albany, GA 31705

hereinafter called the grantee:

(Whether 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 \$LOVE & AFFECTION and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in WAKULLA County, Florida, viz:

Lot(s) numbered 46 in Block 5 of Wakulla Gardens, Unit II, as shown by plat of said subdivision of record on page 42 Plat Book No. One of the public records of Wakulla County, Florida.

THE PURPOSE OF THIS WARRANTY DEED IS TO CONVEY A ONE-HALF (½) UNDIVIDED INTEREST FROM GRANTOR TO GRANTEE.

Together with all the tenements, hereditaments and appurtenances thereto 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 December 31, 19 91

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Robert M. Drake
Robert M. Drake

Bobby W. Meredith
Bobby W. Meredith L.S.

STATE OF GEORGIA
COUNTY OF DOUGHERTY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

BOBBY W. MEREDITH

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of January, A. D. 1992

Robert M. Drake
Robert M. Drake, Notary Public, State of Georgia, My Commission Expires 12-31-1993

This instrument prepared by: ROBERT M. DRAKE
P.O. BOX 1398
ALBANY, GA 31702

RECORDED
AT TIME & DATE NOTED
92 JAN -8 AM 10:06
J. HAROLD THURMOND
CLERK CIRCUIT COURT
WAKULLA COUNTY FLORIDA
96593

SPACE BELOW FOR RECORDERS USE

Documentary Stamps Paid \$2.60
Date 1-8-92, Wakulla County, Florida. J. Harold Thurmond, Clerk of Circuit Court.

By *Lettie M. Wee*
Deputy Clerk

OFF. REC. 186 PAGE 687