

115227

RECORDED

MAY 15 PM 3:24

## WARRANTY DEED

CLERK OF DISTRICT COURT  
WAKULLA COUNTY, FLORIDATHIS WARRANTY DEED made the 25<sup>th</sup> day of April, 1994

by ROBERT E. CARLILE, a single man, hereinafter called the Grantor, to ERIC L. WAGNER, a single man, AND GERRY O. WAGNER, a single man, whose address is 427 Society Avenue, Albany, Georgia 31701, hereinafter called 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 Ten Dollars and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, a one-half (1/2) undivided interest in all that certain land situate in Wakulla County, Florida, viz: being all of Lot 4 of Southside Estates according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 52, in the public records of Wakulla County and being more particularly described on Exhibit "A" hereto attached and made a part hereof.

The purpose and intent of this deed is to result in Robert E. Carlile owning a one-half (1/2) undivided interest in the above property and each of the Grantees owning a one-fourth (1/4) undivided interest.

Subject to that certain mortgage from Geoffrey A. Scarth and Kathy Scarth, his wife (Mortgagors) to Bob I. Kornegay and Murrel Kornegay, his wife, (Mortgagee), dated November 29, 1982, recorded in Official Records Book 92, Page 220 of the Public Records of Wakulla County, Florida, which mortgage each of the Grantees herein expressly assume the responsibility and obligation to pay one-fourth (1/4) of the debt secured thereby. Said mortgage has subsequently been assigned.

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

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LAW OFFICES  
WATSON, SPENCE,  
LOWE AND CHAMBERS  
P. O. BOX 2008  
ALBANY, GEORGIA  
31702-2008

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 21, 1994.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Robert E. Carlile (SEAL)  
Robert E. Carlile

Signed, sealed and delivered  
in our presence:

Shirley B. Allen  
Katherine J. Newton

STATE OF GEORGIA  
COUNTY OF DOUGHERTY

TRANS NUM:00115227  
DOC STAMPS PD: \$67.90  
INTANG. TAX PD: \$.00  
J. HAROLD THURMOND WAKULLA CO.  
BY: John W. Lewis D.C.

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 Robert E. Carlile 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 25th day of April, 1994.

John W. Lewis

My Commission Expires October 14, 1994

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LAW OFFICES  
WATSON, SPENCE,  
LOWE AND CHAMBLESS  
P. O. BOX 3008  
ALBANY, GEORGIA  
31702-2008

EXHIBIT "A"

Lot No. 4 of Southside Estates as per map or plat thereof recorded in Plat Book 2, Page 52 of the Public Records of Wakulla County, Florida.

ALSO DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of Lot 116 (also known as Lot 125) of the Hartsfield Survey of Lands in Wakulla County, Florida, and run thence S 03° 55' E 2096.00 feet to a permanent reference monument lying at the approximate center of the intersection of Cedar Creek with a graded roadway, thence run N 28° 16' 55" W along the approximate centerline of said graded roadway 709.14 feet, there intersecting the centerline of a roadway 60.00 feet in width, known as Southside Drive; from said intersection run thence along the centerline of said Southside Drive as follows: S 39° 10' 48" W 175.30 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 260.55 feet through a central angle of 20 deg. 34 min. 09 sec. for an arc distance of 93.54 feet, thence run S 18° 36' 39" W 904.70 feet, thence run S 12° 26' 45" W 4.58 feet to the POINT OF BEGINNING; from said POINT OF BEGINNING continue S 12° 26' 45" W 80.00 feet, thence run N 77° 33' 15" W 30.00 feet to an iron pin, thence continue N 77° 33' 15" W 96.50 feet to an iron pin, thence continue N 77° 33' 15" W 62.84 feet, thence run N 33° 50' 52" E 85.93 feet, thence run S 77° 33' 15" E 45.73 feet to an iron pin, thence continue S 77° 33' 15" E 82.25 feet to an iron pin, thence continue S 77° 33' 15" E 30.00 feet to the POINT OF BEGINNING.