

FILED AND RECORDED
DATE 12/11/1997 TM 09:12

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

QUIT-CLAIM DEED

This Quit-Claim Deed, made this 3rd day of December, 1997, by CHARLES WESLEY SIMMONS, as first party, and MARTHA S. TAUTON and MAGGIE LEE KLINGER, whose post office address is P.O. Box 447, Sopchoppy, FL 32358, as second parties.

WITNESSETH, that for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid to the first party by the second parties, the receipt whereof being hereby acknowledged by the first party, the first party has remised, released and quit-claimed unto the second parties forever, all the right, title, interest, claim, lien or demand of the first party in and to the following described property, situate, lying and being in Wakulla County, Florida, to-wit:

Legal description attached as Exhibit "A" and incorporated herein by reference.

NOTE: THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE FIRST PARTY.

NOTE: THE FIRST PARTY HEREBY RESERVES A LIFE ESTATE IN THE SUBJECT PROPERTY FOR HIMSELF AND FOR HIS LIFE TIME AND DOES HEREBY CONVEY ONLY THE REMAINDER INTEREST IN THE SUBJECT PROPERTY TO HIS TWO SISTERS, AS SECOND PARTIES.

Subject to property taxes and special assessments, if any, for 1997 and all subsequent years.

TO HAVE AND TO HOLD THE SAME together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the right, title, interest, claim, lien or demand of the first party, either in law or in equity, to the only proper use, benefit and behoof of the second parties forever.

IN WITNESS WHEREOF, the first party has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

DOC STAMPS .70
INTANG TAX .00

Linda P. Stalvey
Linda P. Stalvey
(Printed name of witness)

Charles W. Simmons (SEAL)
CHARLES WESLEY SIMMONS

Peggy D Morgan
Peggy D Morgan
(Printed name of witness)



Beth Kyle Jones
MY COMMISSION # CC529031 EXPIRES
January 31, 2000
BONDED THRU TROY FARM INSURANCE, INC.

FL# 148214 B 314 P 640
REC NO. 01734517235

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me
this 3rd day of December, 1997, by CHARLES WESLEY
SIMMONS, who is personally known to me and who did not take
an oath.


NOTARY PUBLIC



Beth Kyle Jones
MY COMMISSION # CCS29031 EXPIRES
January 31, 2000
BONDED THIRD TROY FARM INSURANCE, INC.

This instrument prepared by: WILLIAM H. WEBSTER
Attorney at Law
7 High Drive
Crawfordville, FL 32326

FL# 148214 B 314 P 641
REC NO. 01734517235

THIS INDENGURE, Made this 4th day of January, A. D., 1983, between
MARTHA S. TAUNTON, of the County of Tallapoosa and State of Alabama, and
MAGGIE LEE S. KLINGER, of the County of Wayne and State of Michigan,
parties of the first part, and CHARLES W. SIMMONS, whose address is 2775
Gerald Drive, Tallahassee, Florida 32304, of the County of Leon and State
of Florida, party of the second part.

WITNESSETH, That the said parties of the first part, for and in con-
sideration of the sum of Ten Dollars (\$10.00), and other valuable consider-
ations to them in hand paid by the said party of the second part, the re-
ceipt whereof is hereby acknowledged, have granted, bargained and sold to
the said party of the second part, his heirs and assigns forever, an un-
divided two-thirds (2/3) interest in the following described land, situate,
lying and being in the County of Wakulla and State of Florida, to-wit:

Commence at an old lightwood hub and an old iron pipe marking
the Northeast corner of Section 12 (also being the Southeast
corner of Section 1), Township 5 South, Range 3 West, Wakulla
County, Florida and thence run West 2088.64 feet to a point on
the Northwesterly boundary of the 120.00 foot right-of-way of
the old Georgia, Florida and Alabama Railroad (abandoned), for
the Point of Beginning. From said Point of Beginning, thence
run North 28 degrees 04 minutes 57 seconds East along said
Northwesterly right-of-way boundary 729.01 feet to an old iron
pipe, thence leaving said Northwesterly right-of-way boundary
run South 88 degrees 46 minutes West 954.86 feet, thence run
South 770.05 feet, thence run East 532.81 feet to the Northwest-
erly boundary of the 120.00 foot right-of-way of the old Georgia,
Florida and Alabama Railroad (abandoned), thence run North 28
degrees 04 minutes 57 seconds East along said Northwesterly
right-of-way boundary 167.09 feet to the Point of Beginning,
containing 13.27 acres, more or less, situate, lying and being
in Section 1 and 12, Township 5 South, Range 3 West, Wakulla
County, Florida.

AND the said parties of the first part do hereby fully warrant the title
to said land and will defend the same against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set
their hands and seals on the day and year first above written.

Signed, sealed, and delivered
by Martha S. Taunton in the
presence of us:

Martha S. Taunton (SEAL)
MARTHA S. TAUNTON

A. L. Carter

FLH 148214 E 314 P 642
REC NO. 01734517235

Lawrence W. Tucker

County of Wakulla, Florida
Shirley S. Tucker Paid \$ 45
Date 2/14/83
Florida, Carlton Tucker, Clerk of Circuit
Court
By Carlton Tucker
Deputy Clerk

-1-

93 PAGE 581

52252

1983 Feb 14 PM 2:25

RECORDED
INDEXED