

WTCI# 10435A-99

This Instrument Prepared by:

Name: Nancy Buchanan
Address: WAKULLA TITLE COMPANY, INC.
P. O. Box 1022
Crawfordville, FL 32326

Return to:
Grantee(s) Name:
Address:

Property Appraisers Parcel Identification Number(s):

Pt. of 00-00-085-121-11580-020

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED
INDIV. TO INDIV.

FILED AND RECORDED
DATE 07/26/1999 TM 08:55

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 168.00
INTANG TAX .00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 25th day of June A.D. 1999, by JOHN W. SHUFF, a married man, hereinafter called the grantor, to YVONNE COUNCIL, a married woman, whose post office address is 104 Ben Willis Road, Crawfordville, FL 32327, 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH A 1973 PINE MOBILE HOME, ID# 52B2249, FLORIDA TITLE# 5995468.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING HER JOINDER HEREIN.

Subject to restrictions, easements and reservations, if any, not specifically reimposed or extended hereby.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 1998.

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

Signed, sealed and delivered in the presence of:

Nancy C Buchanan
Signature
Nancy C Buchanan
Printed Signature
Lisa G. Welch
Signature
Lisa G. Welch
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

John W. Shuff
Signature
JOHN W. SHUFF
87 Tupelo Drive
Crawfordville, FL 32327

Signature

FL# 163006 B 358 P 546
REC NO. 01920717815

STATE OF FLORIDA
COUNTY OF WAKULLA

JOHN W. SHUFF, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): personally known and that an oath was not taken.

NOTARY RUBBER STAMP SEAL



Nancy C. Buchanan
MY COMMISSION # CG527658 EXPIRES
February 14, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this 25th day of June, A.D. 1999.

Nancy C Buchanan
Notary Signature
Nancy C Buchanan
Printed Notary Signature

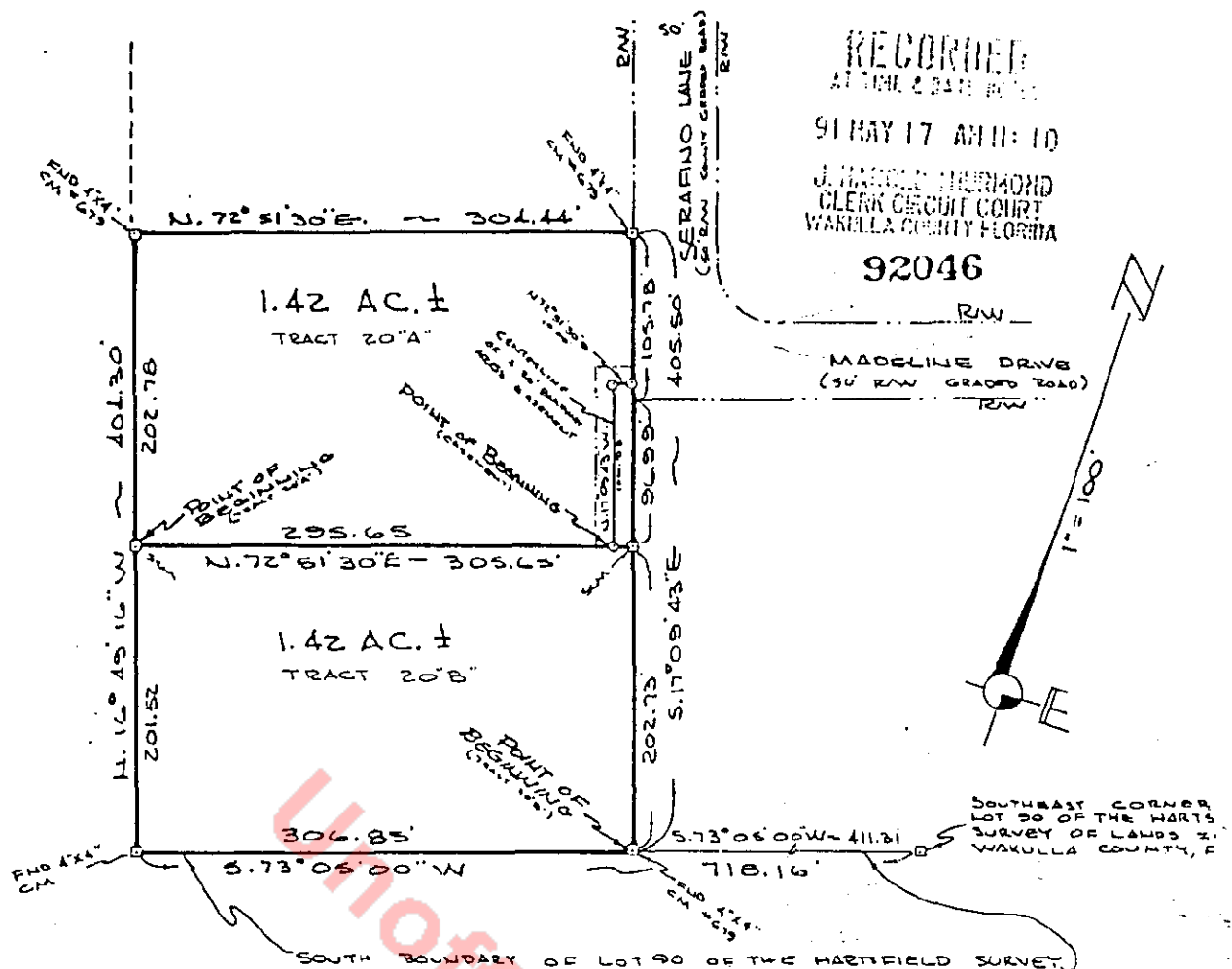
EXHIBIT "A"

Commence at the Southeast corner of Lot 90 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run South 73 degrees 05 minutes 00 seconds West along the South boundary of said Lot 90 of the Hartsfield Survey 411.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 73 degrees 05 minutes 00 seconds West along said South boundary 306.85 feet, thence run North 16 degrees 49 minutes 16 seconds West 201.52 feet, thence run North 72 degrees 51 minutes 30 seconds East 305.65 feet, thence run South 17 degrees 09 minutes 43 seconds East 202.73 feet to the POINT OF BEGINNING containing 1.42 acres, more or less.

Together with a 20 foot roadway access easement lying 10.00 feet each side of the following described line:

Commence at the Southeast corner of Lot 90 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run South 73 degrees 05 minutes 00 seconds West along the South boundary of said Lot 90 of the Hartsfield Survey 718.16 feet, thence run North 16 degrees 49 minutes 16 seconds West 201.52 feet, thence run North 72 degrees 51 minutes 30 seconds East 295.65 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 17 degrees 09 minutes 43 seconds West 106.99 feet, thence run North 72 degrees 51 minutes 30 seconds East 10.00 feet the the Westerly right-of-way of a 50 foot county graded road known as Serafino Lane and the point of terminus.

FL# 163006 B 358 P 547
REC NO. 01920717815



- NOTES:**
1. Survey Source: Deed and a Field Survey performed by the undersigned surveyor.
 2. Bearing Reference: South boundary of Lot 90 of the Hartsfield Survey of Lands in Wakulla County, Florida being South 73 degrees 05 minutes 00 seconds West as per deed.
 3. No improvements were located in this survey.
 4. See attached sheet for legal description.

LEGENDS AND ABBREVIATIONS:

N	North
S	South
E	East
W	West
R/W	Right-of-Way
FND	Found
CM	Concrete Monument
AC	Acre
±	More or Less

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible here are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

CERTIFICATE: I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 21-HH-6, Florida Administrative Code).

FL# 163006 B 358 P 548
PREPARED BY: REC NO. 01920717815

JAMES THURMAN RODDENBERRY
PROFESSIONAL LAND SURVEYOR
P.O. Box 418, Sopchoppy FL 32358
PH: 904-062-2538

James T. Roddenberry
James T. Roddenberry
Registered Land Surveyor
Florida Certificate No. 426

OFF. REC. 177 PAGE 513

Date of Last Field Work: 2/5/91

Date Drawn: 2/12/91

Job Number: 91-031