

Return to preparer, unless shown

This instrument prepared by:

Attorney Mike Carter
P.O. Box 566
Crawfordville, FL 32326-0566

Grantee's SS#:

Parcel Identification No.

See description

WARRANTY DEED -

FL#00000175106 B 394 P 511
REC NO. 01032626063

FILED AND RECORDED
DATE 11/21/2000 TM 15:17

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS .70
INTANG TAX .00

THIS INDENTURE, made this 8th day of November, 2000, between JACK K. BOYKIN and BERTIE M. BOYKIN, a/k/a BERTIE C. BOYKIN, husband and wife, hereinafter the GRANTOR(S), and JACK K. BOYKIN and BERTIE M. BOYKIN, Trustee(s) of the JACK AND BERTIE BOYKIN REVOCABLE TRUST d/v/d 11/ 08 /00, made by Jack K. Boykin and Bertie M. Boykin, GRANTEE(S), whose mailing address is 9203 Strawhill Lane, Tallahassee, FL 32310. Grantor and Grantee addresses are the same.

WITNESSETH: That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, in the following described land, situate, lying and being in the County of Wakulla, State of Florida, to-wit:

See attached Exhibit "A".

NOTE: Grantors reserves a Life Estate.

together with all improvements thereon and appurtenance thereto. Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 2000 and subsequent years. The terms "Grantor" and "Grantee" shall, where the context requires, include the singular and plural, and the masculine, feminine and neuter genders.

Either Co-Trustee, acting alone and without the signature of the other Co-Trustee, shall have the independent power and authority to protect, conserve, and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed, except as noted by the Life Estate.

If Trustee cannot continue to serve as a Trustee, the Successor (Co) Trustees shall be Michael Keith Boykin. All Successor-trustee(s) are hereby granted the power to protect, conserve, sell, or to lease or to encumber or otherwise to manage and dispose of the real property described in this deed.

THERE IS HEREBY GRANTED to the Grantee, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.

B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.

C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.

D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.

E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.

F. To exercise all of the powers and discretion granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.

G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed hereby.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a SUCCESSOR-TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

1. The written resignation of the prior TRUSTEE sworn to and acknowledged before a Notary Public.
2. A certified death certificate of the prior TRUSTEE.
3. The Order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said Trustee for any reason.

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4. The written certificates of two physicians currently practicing medicine that the TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.
5. The written removal of a SUCCESSOR-TRUSTEE and/or the appointment of an additional SUCCESSOR-TRUSTEE by either of the GRANTORS, sworn to and acknowledged before a Notary Public; this right being reserved to with GRANTOR.

It is the intention of the Grantors to vest title to the property in Grantee pursuant to the terms of Section 689.071 of the Florida Statutes (1991).

IN WITNESS WHEREOF, Grantor has executed or caused this deed to be executed or caused this deed to be executed under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

(witnesses for both, if applicable)

Mike Carter {L.S}
Signature of Witness
Print name Mike Carter

Jack K. Boykin {L.S}
Name: Jack K. Boykin
9203 Strawhill Lane, Tallahassee, FL
Address

Amanda West {L.S}
Signature of Witness
Print name Amanda West

Bertie M. Boykin
Name: Bertie M. Boykin, a/k/a Bertie C. Boykin
Address: Same

STATE OF FLORIDA }
COUNTY OF WAKULLA }

The foregoing instrument was acknowledged before me this 8th day of November, 2000, by Jack K. Boykin and Bertie M. Boykin, who are personally known to me or who produced a driver's license as identification and who did (not) take an oath.

Antoinette M. Hodges
Notary Public
Commission No.



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WOODS OF WAKULLA, UNRECORDED

LOT 49

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

Commence at a St. Joe Paper Company monument marking the Northwest corner of the Northeast Quarter of Section 15, Township 2 South, Range 1 West, Leon County, Florida, and thence run South 89 degrees 44 minutes 41 seconds East along the North boundary of said Section 15 a distance of 1644.14 feet to the centerline of a 60.00 foot roadway and utility easement, thence run South 01 degrees 00 minutes 57 seconds West along said centerline 280.55 feet to a concrete monument, thence run South 89 degrees 25 minutes 19 seconds East 616.33 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING run North 01 degrees 00 minutes 57 seconds East 239.01 feet, thence run South 89 degrees 44 minutes 41 seconds East 205.46 feet to the Westerly right-of-way of State Road No. 61, thence run South 01 degrees 00 minutes 57 seconds West along Westerly right-of-way 240.18 feet to a concrete monument, thence run North 89 degrees 25 minutes 19 seconds West 205.45 feet to the POINT OF BEGINNING containing 1.13 acres, more or less.

SUBJECT to a roadway and utility easement over and across the Northerly part thereof.

Along with a 1989 DEST double-wide mobile home,
VI# 018220 A & B

ALSO: PARCEL # 25-45-02W-000-02084-016
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following County, Florida, to-wit:

described land, situate, lying and being in Wakulla
Commence from a nail and cap (marked 2919) marking the Northwest corner of the Northeast quarter of Section 25, Township 4 South, Range 2 West, Wakulla County, Florida and proceed East along the North boundary of said Section 25 a distance of 957.65 feet to an old iron pipe, thence run North 89 degrees 23 minutes 24 seconds East along the said North boundary a distance of 765.83 feet to a concrete monument on the Westerly right-of-way boundary of U.S. Highway No. 319, thence run South 12 degrees 14 minutes 23 seconds East along said Westerly right-of-way boundary 735.02 feet to a concrete monument (RLS 4261) marking the POINT OF BEGINNING, thence continue South 12 degrees 14 minutes 23 seconds East along said Westerly right-of-way boundary 280.23 feet to a concrete monument (RLS 4261), thence run South 89 degrees 59 minutes 18 seconds West 984.57 feet to a concrete monument (RLS 4261), thence run North 00 degrees 14 minutes 24 seconds East 273.89 feet to a concrete monument (RLS 4261), thence run North 89 degrees 59 minutes 18 seconds East 924.02 feet to the POINT OF BEGINNING containing 6.00 acres, more or less.

ALSO:

Witnesseth, That said grantor, for and in consideration of the sum of TEN PARCEL No. 24-45-02W-000-020-011 Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

Begin at the southwest corner of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 24, Township 4 South, Range 2 West, and run North 652.6 feet, thence run West 660 feet, thence run South 652.6 feet, thence run East 660 feet to the point of beginning, containing 10 acres, more or less.

EXHIBIT "A"

FL#0000175106 B 394 P 513
REC NO. 01032626863