

This Instrument Prepared by: Patricia Foe
Name: WOODLANDS TITLE COMPANY, INC.
Address:

3079 Crawfordville Hwy
P.O. BOX 726
CRAWFORDVILLE, FLORIDA 32326

pursuant to the issuance of a title commitment.

Return to:

Grantee(s) Name:

Ronnie R. Joyner
Sharon R. Joyner

Address:

49 Satinwood Drive
Crawfordville, Florida 32327

Property Appraisers Parcel Identification Number(s):

00-00-077-014-10419-016

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED
INDIV. TO INDIV.

FL#0000176125 B 398 P 105
REC NO. 01101127697

FILED AND RECORDED
DATE 01/11/2001 TM 08:54

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 94.50
INTANG TAX .00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 10 day of January, 2001 by Teresa A. Escoffier, a married woman f/k/a Teresa A. Cain and Teresa Ann Hattaway hereinafter called the grantor, to Ronnie R. Joyner and Sharon R. Joyner, husband and wife whose post office address is 49 Satinwood Drive, Crawfordville, Florida 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 \$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:

Lot 16, Block 3, Greiner's Addition to Crawfordville, a subdivision as per map or plat thereof recorded in Plat Book 1 of the Public Records of Wakulla County, Florida.

TOGETHER WITH THAT CERTAIN 1994 Single Wide "VALU" Mobile Home, ID #GAFLF39A00070VH, Title #65708897

THIS IS NOT THE HOMESTEAD OF SAID GRANTOR AS DESCRIBED BY FLORIDA LAW THEREFORE DOES NOT REQUIRE THE JOINDER OF SPOUSE. GRANTOR RESIDES IN VALDOSTA, GEORGIA.

SUBJECT TO SPECIAL ASSESSMENTS AND THOSE ACCRUING HEREAFTER, ZONING AND OTHER GOVERNMENTAL RESTRICTIONS AND QUALIFICATIONS, PUBLIC UTILITY EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

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, 1999.

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:

Charles Escoffier
Signature
CHARLES ESCOFFIER
Printed Signature

Jimmy Bennett
Signature
Jimmy Bennett
Printed Signature

STATE OF Georgia
COUNTY OF Lowndes

Teresa A. Escoffier 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): Drivers License and that an oath (was) (was not) taken.

Notary Public, Lowndes County, Georgia
My Commission Expires Nov. 7, 2003

NOTARY RUBBER STAMP SEAL

Teresa A. Escoffier
Signature Teresa A. Escoffier

4573 Cat Creek Road
Valdosta, Georgia 31605

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 19 day of September, A.D. 2000.

Barbara Calicutt
Notary Signature
Barbara Calicutt
Printed Notary Signature

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