

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:

John Seasholtz, II

Address:

8355 Chickasaw Trail
Tallahassee, FL 32312

Property Appraisers Parcel Identification Number(s):

00-00-078-013-11442-000

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED
INDIV. TO INDIV.

FL#00000178517 B 406 P 312
REC NO. 01112029677
FILED AND RECORDED
DATE 04/30/2001 TM 18:03

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 6.30
INTANG TAX .00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the day of A.D. by Marvel Luton, Unremarried Widow of Clarence Luton, Deceased hereinafter called the grantor, to John Seasholtz, II, A Married Man whose post office address is 8355 Chickasaw Trail, Tallahassee, FL 32312 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 40 Block "Q" Magnolia Gardens, as per plat of said subdivision recorded in Plat Book 1, page 37, of the public records of Wakulla County Florida.

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, 2000.

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:

How A. Emile
Signature
Rennie A. Emile
Printed Signature
Donna J. Laurent
Signature
Donna J. Laurent
Printed Signature

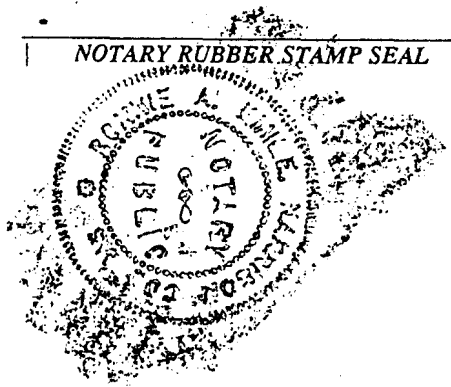
Marvel Luton
Signature: Marvel Luton
7113 Knollwood Drive
N. Biloxi, Ms 39532

STATE OF MISSISSIPPI
COUNTY OF JACKSON

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

Marvel Luton, 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: Miss. Drivers License of identification of the above-named person(s): Marvel Luton and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 20th day of March, A.D. 2001.

Rennie A. Emile
Notary Signature
Rennie A. Emile
Printed Notary Signature

My Commission Expires May 9, 2003