

This Instrument Prepared by:

Name:

Address:

Return to:

Grantee(s) Name:

John Seasholtz, II

Address:

8355 Chickasaw Trail
Tallahassee, Fl. 32312

Property Appraisers Parcel Identification Number(s):

00-00-035-008-06917-000

Grantee(s) S.S #'s:

WARRANTY DEED
INDIV. TO INDIV.

Inst:0000181250 Date:08/13/2001 Time:09:15:20

Doc Stamp-Deed : 7.70

DC, Brent Thurmond, WAKULLA County B:416 P:884

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 13th day of July A.D. 2001 by Douglas Phelps 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(s) numbered Fifty-five (55) in Block Seven (7) of Wakulla Gardens, as shown by plat of said subdivision of record on Page 39 of Plat Book No. One of the Public Records of Wakulla County, Florida.

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

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:

Betty Cooper
Signature

BETTY COOPER
Printed Signature

Penny Althen-Sumner
Signature

PENNY ALTHEN-SUMNER
Printed Signature

Douglas Phelps
Signature Douglas Phelps

2102 Jones Ave.
Albany, Ga 31707

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

STATE OF GEORGIA
COUNTY OF DOUGHERTY

Douglas Phelps 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 driver's license of identification of the above-named person(s): Douglas Phelps and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 20th day of

July, A.D. 2001.
Karen Elaine Cook
Notary Signature

KAREN ELAINE COOK
Printed Notary Signature

NOTARY RUBBER STAMP SEAL

