

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson & Shaw

Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, Fl. 32309
20021687JLB

Inst: 0000186674 Date: 03/22/2002 Time: 11:33:18

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DC, Brent Thurmond, WAKULLA County B:438 P:382

Parcel I.D. #: 16-3S-01E-068-05234-000

Grantees' S.S. #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 21st day of March, A.D. 2002, by **BENJAMIN WITHERS**, A MARRIED MAN, hereinafter called the grantor, to **JAMES H. PARKER, III** and **JOANNA A. MAUER, HUSBAND AND WIFE**, whose post office address is 1087 **WOODVILLE HWY, CRAWFORDVILLE, FL 32327**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, 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 consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **WAKULLA County, State of FLORIDA**, viz:

LOT 6, BLOCK "B", OLIVER'S WAKULLA TERRACE, UNIT NO. 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Subject to taxes for the year 2002 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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

And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully 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, 2001.

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 J. Parker
Witness Signature

Betty J. Parker
Printed Name

Agnes J. Sapp
Witness Signature

Agnes J. Sapp
Printed Name

Benjamin Withers L.S.
BENJAMIN WITHERS
Address:
2528 WATROUS AVENUE, TAMPA, FL 33629

State of Florida
County of Hillsborough

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **BENJAMIN WITHERS, A MARRIED MAN**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above-named person: Fla. Drivers License

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 20st day of March, A.D. 2002.

Katrina Garrison
Notary Signature

Katrina Garrison
Printed Notary Signature

Notary Public Rubber Stamp Seal

