

PERSONAL REPRESENTATIVE'S WARRANTY DEED

This Warranty Deed, executed this 16th day of December, 2002, by and between Beverly Roberts, as Personal Representative of the Estate of Muriel Tully, Deceased, whose address is Post Office Box 248, Crawfordville, Florida 32327 (herein called "Grantor"), and Tully Properties, Inc., whose address is Post Office Box 248, Crawfordville, Florida 32327, (herein called "Grantee").

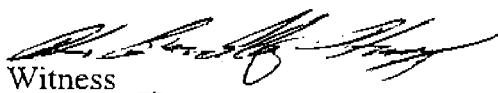

WITNESSETH

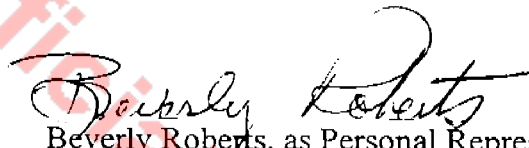
That the Grantor, for \$10 dollars, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells, aliens, remises, releases, transfers, conveys and confirms, unto the Grantee, its heirs, successors and assigns, to have and to hold in fee simple forever, those certain real properties located in Wakulla County, Florida, described in Exhibit "A-1 - A-6" attached hereto and made a part hereof, together with all the tenements, hereditaments, appurtenances, privileges, rights, title, interest and estate thereto belonging or in anyway appertaining.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee and the heirs, successors and assigns of 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 property; that all the orders of the Circuit Court (Probate Division) and the laws of Florida have been followed and complied with in all respects; and the Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accrued subsequent to December 31, 2001 and all easements, encumbrances and restrictions of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

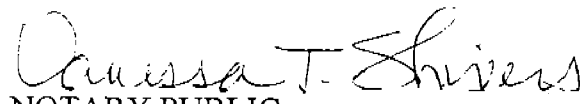
Signed, sealed and delivered
In the presence of


Witness
H. Bradley Harvey
(Print Name)

Witness
Shirley Plymel
(Print Name)


Beverly Roberts, as Personal Representative
of the Estate of Muriel Tully, Grantor

STATE OF FLORIDA
COUNTY OF LEON

Acknowledged before me this 16th day of December, 2002, Beverly Roberts, as Personal Representative of the Estate of Muriel Tully who is personally known to me, or has produced — as identification.


NOTARY PUBLIC

My Commission Expires: —



Vanessa T. Shivers
MY COMMISSION # CC815020 EXPIRES
March 7, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

This Instrument Prepared By:
Barrett G. Johnson
Johnson & Associates, P.A.
Post Office Box 1308
Tallahassee, Florida 32302
(850) 222-2693

Inst:0000193831 Date:12/18/2002 Time:11:25
Doc Stamp-Deed : 0.70
DC, Brent Thurmond, WAKULLA County B:467 P:340

Parcel ID #00-00-077-000-10301-001

EXHIBIT A-1

Begin at a point on the north boundary line of the Town of Crawfordville, Florida, said point being the northwest corner of Isolated Block "B" of said Town of Crawfordville, according to a plat of the same recorded on page 572 of Deed book C-D of the public records of Wakulla county, Florida and from said point of beginning run thence in a northerly direction and at a right angle to the north boundary line of the town of Crawfordville for a distance of one thousand and twenty-one (1021) feet; thence in a westerly direction and parallel to the north boundary line of the Town of Crawfordville for a distance of three hundred and twenty-six (326) feet; thence in a southerly direction and at right angles to the north boundary line of the Town of Crawfordville for a distance of one thousand and twenty-one (1021) feet to the north boundary line of the Town of Crawfordville, thence in an easterly direction along the north boundary line for the Town of Crawfordville for a distance of three hundred and twenty-six (326) feet to the point of beginning, less one acre of land in the form of a square in the northwest corner of that certain tract of land deeded to Julia V. Alligood by G. W. Tully and A. C. Tully, his wife, by deed dated January 16, 1908 and recorded in Deed Book No. 5, page 625 of the public records of Wakulla County, Florida, being the same land devised to Rosa Joiner by the last will of Julie V. Alligood, containing five acres, more or less, hereby conveyed, in Lot 77 of Hartsfield Survey of Lands in Wakulla County, Florida, and being the home site of the late Julia V. Alligood.

LESS: .84 of an acre sold to Tallahassee Federal Savings and Loan Association as shown by deed of record on page 31 of Official Record Book 45 of the public records of Wakulla County, Florida.

ALSO, LESS: 1/5 of an acre, more or less, sold to Southeastern Telephone Company as shown by deeds of record on page 339 of Deed Book 59 and page 770 of Official Record Book 43 of the public records of Wakulla County, Florida.

Parcel ID # 00-00-077-018-10571-000

EXHIBIT A-2

Hudson Heights, Unit II, Block F, Lots 6 & 7, 104 Azalea Drive, Crawfordville, Wakulla County, Florida.

Inst:0000193831 Date:12/18/2002 Time:11:25
Doc Stamp-Deed : 0.70
DC, Brent Thurmond, WAKULLA County B:467 P:342

Unofficial Copy

Parcel ID # 00-00-077-018-10570-000

EXHIBIT A-3

Hudson Heights, Unit II, Block F, Lots 4 & 5, Azalea Drive, Crawfordville, Wakulla County, Florida.

Inst:0000193831 Date:12/18/2002 Time:11:25

Doc Stamp-Deed : 0.70

DC, Brent Thurmond, WAKULLA County B:467 P:343

EXHIBIT A-4

3225 and 3229 Crawfordville Highway, Crawfordville, Wakulla County, Florida.

Begin at the intersection of the east boundary line of the Northwest Quarter (NW) of Lot Eighty-nine (89) of Hartsfield Survey of Land in way of State Road No. 10 (old number) (U.S. #319), and run Southerly along the east boundary line of the NW of said Lot 89 H.S. 565 feet, more or less to the northeast corner of that certain tract of land conveyed to Alligood and Margaret Alligood, his wife, by Alton C. Oaks, by deed dated March 19, 1956 and recorded on page 225 of Deed Book 47 of the public records of Wakulla County, Florida, thence run North 72 degrees 05 minutes West along the north boundary line of said line of the right-of-way of said U.S. Highway #319, thence run North easterly along the southeasterly boundary line of the right-of-way of said U.S. Highway #319 to the point of beginning containing 1 ½ acres more-or-less, in the NW of Lot 89 of Hartsfield Survey of Lands in Wakulla County, Florida.

Inst:0000193831 Date:12/18/2002 Time:11:25

Doc Stamp-Deed : 0.70

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Unofficial Copy

Parcel ID # 36-45-02W-000-02421-000

EXHIBIT A-5

Highway 98, Crawfordville, Wakulla County, Florida

Begin at the Northeast corner of the Southeast Quarter of Section 36, Township 4 South, Range 2 West, thence run South 23 chains 5 links, thence run West 32 chains to the right of way of U.S. Highway 319, which is the point of beginning, thence run East 32 chains, thence run South 6 chains 29 links, thence run West to the right of way of U.S. Highway 319, thence run Northeasterly along said right of way to the point of beginning. Being in Section 36, Township 4 South, Range 2 West, Wakulla County, Florida, containing 10 acres, more or less.

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DC, Brent Thurmond, WAKULLA County B:467 P:345

EXHIBIT A-6

An undivided one-half ($\frac{1}{2}$) interest in the following described land, to-wit:

Commencing at a point where the south boundary line of the North Half ($N\frac{1}{2}$) of Section Two (2), Township Four (4) South, Range One (1) East, crosses the eastern boundary line of the right of way of the St. Marks and Tallahassee Branch of the Seaboard Air Line Railway and run thence Northward along the eastern boundary line of the right of way of said railroad the distance of one (1) chain to the northwest corner of that certain tract of land conveyed to Jim Donaldson by Lela Clemons by deed dated January 28, 1953, and recorded on page 36 of Deed Book No. 27 of the public records of Wakulla County, Florida, which said point arrived at is the point of Beginning. From said point of beginning, run northward along the eastern boundary line of the right of way of said S. A. L. Ry. the distance of seven (7) chains, more or less, to the southwest corner of that certain tract of land conveyed to Thelma Clenney by Mary Hazel Walker McFadden, et vir, by deed dated April 27, 1953, and recorded on page 119 of Deed Book No. 42 of the public records of Wakulla County, Florida, thence run East along the south boundary line of said tract of land conveyed to Thelma Clenney by Mary Hazel Walker McFadden, et vir, to the northeast corner thereof, said point being marked by a metal pipe on the west boundary line of the right of way of State Road No. 30 (formerly State Road No. 10) and approximately 420 feet east of said eastern boundary line of the S. A. L. Railway right of way, thence run in a Southerly direction along the western boundary line of the right of way of said State Road No. 30 the distance of 475 feet, more or less, to the north boundary line of the above mentioned tract of land conveyed to Jim Donaldson by Lela Clemons, thence run West along the north boundary line of said Donaldson land to the point of beginning, containing four (4) acres, more or less, in the North Half of Section Two (2), Township Four (4) South, Range One East.

Inst:0000193831 Date:12/18/2002 Time:11:25

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DC, Brent Thurmond, WAKULLA County B:467 P:346