

Return to preparer, unless shown

Name:

Address:

This instrument prepared by:

Attorney Mike Carter

P.O. Box 566

Crawfordville, FL 32326

WARRANTY DEED

Instr:0000195536 Date:02/13/2003 Time:13:59

Doc Stamp-Deed : 0.70

DC, Brent Thurmond, WAKULLA County B:474 P:882

Property Appraisers Parcel ID No.:

02-45-01E-054-05666-000

THIS WARRANTY DEED Made this 13 day of FEBRUARY A.D. 2003 by **KENNETH R. CAMPBELL and MARY ANN CAMPBELL**, husband and wife, the Grantors, to **SWEET MAGNOLIA INN, INC.**, whose address is Post Office Box 335, St. Marks, Florida 32355, 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, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$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 the Wakulla County, State of Florida, viz:

Lots 5, 6, 7, 8, 9, 10 and 11, Block K, East St. Marks, the same being a subdivision of government lot 2, Township 4 South, Range 1 East, as per plat of said subdivision of record on page 2 of plat book 1 of the Public Records of Wakulla County, Florida.

NOTE: Grantors, pursuant to separation agreement, are dividing their properties and no consideration is given, and the conveyance is subject to Wakulla Bank's first mortgage/note recorded in OR 269, Page 711, OR 368 Page 681, OR 420 Page 720, of the Wakulla County, Florida public records .

This deed prepared without benefit of title search or survey, and pursuant to a Marital Separation Agreement.

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 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 person whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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:

(Witnesses for both if applicable)

Witness signature

Print

Witness Signature

Print

Witness Signature

Print

Grantor Signature

Kenneth R. Campbell

Printed Name

P. O. Box 266, St. Marks, FL 32355

Mailing Address

Co-Grantor signature

Mary Ann Campbell

Printed Name

Address: P.O. Box 335, St. Marks, FL 32355

STATE OF FLORIDA }
COUNTY OF WAKULLA }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Kenneth R. Campbell and Mary Ann Campbell**, Grantors, who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was (not) taken. Said persons are personally known to me or provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 13 day of FEBRUARY, A.D., 2003.

Notary Signature

Printed Name

Commission

