

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Virginia L. Delaney
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: 21-3S-01W-000-04611-013
Grantee SS #: and

Inst:0000198837 Date:05/27/2003 Time:09:39
Doc Stamp-Deed : 133.00

DC, Brent Thurmond, WAKULLA County B:488 P:478

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THIS WARRANTY DEED, made the 22nd day of May, 2003 by JOSEPH RICHARD MORGAN and MIRANDA NICOLE MORGAN, husband and wife, herein called the grantors, to LAMAR SPEARS, a single man, whose post office address is P.O. BOX 1818, CRAWFORDVILLE, FL 32326, 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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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.:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH A 1996 PIONEER MOBILE HOME, IDENTIFICATION NO. PH1501GA9916, FLORIDA TITLE NO. 69279483.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2002.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Virginia L. Delaney
Witness #1 Signature

Virginia L. Delaney
Witness #1 Printed Name

Trease Wright
Witness #2 Signature

Trease Wright
Witness #2 Printed Name

Joseph Richard Morgan
JOSEPH RICHARD MORGAN
60 Garner Circle North
Crawfordville, FL 32327

Miranda Nicole Morgan
MIRANDA NICOLE MORGAN
60 Garner Circle North
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 22nd day of May, 2003 by JOSEPH RICHARD MORGAN and MIRANDA NICOLE MORGAN who are personally known to me or have produced driver's license as identification.

SEAL



Virginia L. Delaney
MY COMMISSION # DD162092 EXPIRES
October 29, 2006
BONDED THROUGH TROY FAIR INSURANCE, INC.

Virginia L. Delaney
Notary Public

Virginia L. Delaney
Printed Notary Name

EXHIBIT "A"

Inst:0000198837 Date:05/27/2003 Time:09:39

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Commence at the Southwest corner of the Northeast Quarter of Lot 56 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 18 degrees 22 minutes 14 seconds West along the West boundary of the Northeast Quarter of said Lot 56, a distance of 1730.28 feet, thence run North 71 degrees 39 minutes East 539.96 feet to the Point of Beginning. From said Point of Beginning continue North 71 degrees 39 minutes East 150.00 feet, thence run North 18 degrees 23 minutes 18 seconds West 293.08 feet to the centerline of a roadway easement, thence run South 71 degrees 39 minutes West along said centerline 150.00 feet, thence run South 18 degrees 23 minutes 18 seconds East 293.08 feet to the Point of Beginning containing 1.01 acres, more or less. Known as Lot 9 of East Ivan Estates an unrecorded plat.

Subject to a roadway easement over and across the Northerly 20.00 feet thereof.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND REGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Commence at the intersection of the Northerly boundary of Lot 56 of the Hartsfield Survey of Lands in Wakulla County, Florida, also being the Southerly boundary of Fractional Section 21, Township 3 South, Range 1 West, with the Northeasterly right-of-way boundary of East Ivan Road and thence run North 71 degrees 24 minutes 38 seconds East along the Northerly boundary of said Lot 56, H. S., a distance of 97.84 feet to the Point of Beginning. From said Point of Beginning, continue North 71 degrees 24 minutes 38 seconds East along said Northerly boundary 128.20 feet, thence run North 18 degrees 35 minutes 22 seconds West 60.00 feet, thence run South 71 degrees 24 minutes 38 seconds West 100.02 feet, thence run South 63.30 feet to the Point of Beginning, containing 0.16 of an acre, more or less, situate, lying and being in Fractional Section 21, Township 3 South, Range 1 West, Wakulla County, Florida.

AND

Begin at the intersection of the Northerly boundary of Lot 56 of the Hartsfield Survey of Lands in Wakulla County, Florida, also being the Southerly boundary of Fractional Section 21, Township 3 South, Range 1 West, with the Northeasterly right-of-way boundary of East Ivan Road and thence run North 19 degrees 32 minutes 57 seconds West along said right-of-way boundary 9.84 feet to a point of curve to the left, thence run Northwesterly along said right-of-way boundary and along said curve with a radius of 812.85 feet thru a central angle of 03 degrees 32 minutes 25 seconds for an arc distance of 50.23 feet, thence run North 71 degrees 24 minutes 38 seconds East 120.58 feet, thence run South 63.30 feet to the Northerly boundary of said Lot 56, H. S., thence run South 71 degrees 24 minutes 38 seconds West along said Northerly boundary 97.84 feet to the Point of Beginning, containing 0.15 of an acre, more or less, situate, lying and being in Fractional Section 21, Township 3 South, Range 1 West, Wakulla County, Florida.