

THIS INSTRUMENT PREPARED BY:
Hayward & Grant, P. A.
John A. Grant, Attorney
2121-G Killarney Way
Tallahassee, FL 32309
Property ID# 00-00-121-122-11977-001

Instr:0000282910 Date:09/25/2003 Time:14:42
Doc Stamp-Deed : 910.00
DC, Brent Thurmond, WAKULLA County B:505 P:882

WARRANTY DEED

THIS INDENTURE, made this 19th day of September, 2003, between E. W. Todd and Ginger Todd, husband and wife, whose address is 350 SW Main Blvd, Lake City, FL 32025, Grantors, and Samuel Frazier and Tina Frazier, husband and wife, whose address is 19 Janet Drive, Crawfordville, FL 32327, Grantees,

WITNESSETH:

That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold unto the Grantees, their heirs and assigns forever, the following described land, to-wit:

Lot 1, PARADISE VILLAGE OF SHELL POINT, UNIT 1, according to the plat thereof, recorded in Plat Book 2, Page 13 of the Public Records of WAKULLA County, Florida.

This property is not the homestead of the Grantors, nor is it adjacent thereto

SUBJECT to reservations, restrictions 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 Grantors hereby covenant with Grantees 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; that the Grantors hereby fully 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Sonja Y. Giebeig
witness signature
Sonja Y. Giebeig
printed witness name
Smking
witness signature
Lisa King
printed witness name
Sonja Y. Giebeig
witness signature
Sonja Y. Giebeig
printed witness name
Smking
witness signature
Lisa King
printed witness name

E. W. Todd
E. W. Todd
350 SW Main Blvd
Lake City, FL 32025

Ginger Todd
Ginger Todd
350 SW Main Blvd
Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 19th day of September, 2003 by E. W. Todd and Ginger Todd, who is personally known to me or who has produced as identification.



Worth D. Morris
Notary Public
WORTH D MORRIS
print name

Inst:0000202910 Date:09/25/2003 Time:14:42
Doc Stamp-Deed : 910.00
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Unofficial Copy

RETURN TO:
Howard A. Grant, Esq.
State Notary
Tallahassee, FL 32309