

Return to:

Name: STEWART TITLE OF TALLAHASSEE, INC.

Address: 3301 Thomasville Road Suite 202

Tallahassee, FL 32312

This Instrument Prepared by: SHERRY FORDHAM

STEWART TITLE OF TALLAHASSEE, INC.

3301 Thomasville Road Suite 202

Tallahassee, FL 32312

Inst: 0000203263 Date: 10/06/2003 Time: 15:42

Doc Stamp-Deed : 2485.00

DC, Brent Thurmond, WAKULLA County B:507 P:516

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):
000012110612082013

Grantee(s) S.S.#(s):

FILE NO: 03022970

WARRANTY DEED

This Warranty Deed Made this 29th day of September, 2003,
by GENEVA MAE JONES, JOINED BY HER HUSBAND, JEFFREY DAVID JONES

whose marital status is:

hereinafter called the grantor, whose post office address is:

to ERIC T. NICHOLSON AND JULIE L. NICHOLSON, HUSBAND AND WIFE

whose post office address is: 23 SANDPIPER LANE CRAWFORDVILLE, FL 32327

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, viz:
LOT 13, BLOCK "B", SHELL POINT BEACH, UNIT NO. 4, A SUBDIVISION
AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1 OF
THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

This property [is] ~~[is not]~~ the homestead of the Grantor(s).

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; that the grantor 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, 2002, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature:

Witness Printed Name: ROSANNA M. BROWN

GENEVA MAE JONES

(Seal)

Witness Signature:

Witness Printed Name: KATHERINE B. LOLLIS

JEFFREY DAVID JONES

(Seal)

Witness Signature:

Witness Printed Name: ROSANNA M. BROWN

(Seal)

Witness Signature:

Witness Printed Name: KATHERINE B. LOLLIS

(Seal)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 29th day of September, 2003
by GENEVA MAE JONES, JOINED BY HER HUSBAND, JEFFREY DAVID JONES

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: ROSANNA M. BROWN
Series Number: MY COMMISSION # DD 172651
EXPIRES: December 20, 2006
Bonded Thru Notary Public Underwriters

Printed Name:
Notary Public