

This Instrument Prepared by: Patricia Foe  
Name: **WOODLANDS TITLE COMPANY, INC.**  
Address:  
**3079 Crawfordville Hwy  
P.O. BOX 726  
CRAWFORDVILLE, FLORIDA 32326**

pursuant to the issuance of a title commitment.

Return to:

Grantee(s) Name:

**James A. Taylor  
Shirley D. Taylor**

Address:

**P. O. Box 123  
Panacea, Florida 32346**

**WARRANTY DEED  
INDIV. TO INDIV.**

Inst:0000207306 Date:02/10/2004 Time:13:17

Doc Stamp-Deed : 504.00

DC, Brent Thurmond, WAKULLA County B:523 P:382

Property Appraisers Parcel Identification Number(s):

00-00-073-112-10189-021

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 6th day of February A.D. 2004 by Monica D. Ferguson and Clifford D. Ferguson, wife and husband hereinafter called the grantor, to James A. Taylor and Shirley D. Taylor, husband and wife whose post office address is P. O. Box 123, Panacea, Florida 32346, 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)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$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 **WAKULLA County, State of FLORIDA**, viz:

Lot 8, Block "C", Ameliawood Subdivision, a subdivision of a part of Lot 73 of the Hartsfield Survey of lands in Wakulla County, Florida, as shown on the Plat of said subdivision recorded in Plat Book 2, Page 6 of the Public Records of Wakulla County, Florida.

SUBJECT TO SPECIAL ASSESSMENTS AND THOSE ACCRUING HEREAFTER, ZONING AND OTHER GOVERNMENTAL RESTRICTIONS AND QUALIFICATIONS, PUBLIC UTILITY EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with 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 land, and hereby 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.

**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:

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

STATE OF FLORIDA

COUNTY OF WAKULLA

Monica D. Ferguson and Clifford D. Ferguson, wife and husband known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): Dr. License and that an oath was not taken.

NOTARY RUBBER STAMP SEAL

Monica D. Ferguson  
Signature Monica D. Ferguson

85 Anna Drive  
Crawfordville, Florida 32327

Signature Clifford D. Ferguson

85 Anna Drive  
Crawfordville, Florida 32327

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this day of February 10, 2004

Notary Signature

Printed Notary Signature



Patricia Foe  
MY COMMISSION # DD059444 EXPIRES  
November 3, 2005  
BONDED THRU TROY FAIN INSURANCE, INC.