

THIS INSTRUMENT PREPARED BY AND RETURN TO: Inst:0000211566 Date:05/28/2004 Time:15:01
Jan H. Erickson Doc Stamp-Deed : 140.00
WAKULLA TITLE COMPANY, INC. DC, Brent Thurmond, WAKULLA County B:540 P:769
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-115-000-11914-003

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 19th day of May, 2004 by **ROBERT A. PITTS** and **SIDNEY G. PITTS**, herein called the grantors, to **WILLIAM C. SHERRILL, JR.**, whose post office address is **518 McDANIEL STREET, TALLAHASSEE, FL 32303**, 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.:

Lot No. 3 of a plat of a survey of the lands of W.S. Mathis, Clarence L. Morrison, and Othan Porter in Lot 115 of Hartsfield Survey of Lands in Wakulla County, Florida as shown by map or plat of said land of record on page 224 of Official Records Book No. 6 of the Public Records of Wakulla County, Florida. As more particularly described on composite Exhibit "A" attached hereto.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

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, 2003.

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:

Mary Ellen Davis

Witness #1 Signature

Mary Ellen Davis

Witness #1 Printed Name

Brian J. Plant

Witness #2 Signature

Brian J. Plant

Witness #2 Printed Name

Robert A. Pitts
ROBERT A. PITTS

Sidney G. Pitts
SIDNEY G. PITTS

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 19th day of May, 2004 by **ROBERT A. PITTS** and **SIDNEY G. PITTS** who are personally known to me or have produced *their driver's license* as identification.

FLDL # P320-761-094-0

P320-78737-848-0

SEAL



Brian J. Plant
Commission # DD280853
Expires February 4, 2008

Bonded Troy Fain - Insurance, Inc. 800-385-7019

Brian J. Plant
Notary Public

Edwin G. Brown & Associates, Inc.

SURVEYORS • MAPPERS • ENGINEERS

May 24, 2004

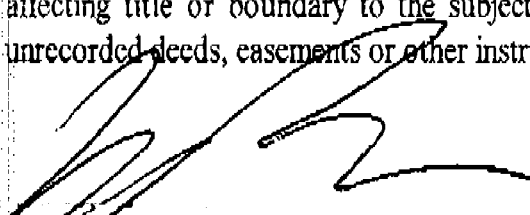
WILLIAM C. SHERRILL, JR.

0.11 ACRES
LOT 3

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at an iron pipe on the North Shore Line of Stuart Cove just East of a small island in the mouth of Wilder Creek in Lot 115 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence run North 1200.00 feet to a point marking the Northeast corner of John Gray's Land; thence North 87 degrees 24 minutes 00 seconds West 1120.00 feet to a iron pipe lying on the Easterly right of way of Cove Drive; thence run along said right of way South 24 degrees 29 minutes 00 seconds East 110.16 feet to a rod and cap for the POINT OF BEGINNING; thence from said POINT OF BEGINNING continue South 24 degrees 29 minutes 00 seconds East 55.14 feet to a re-bar; thence leaving said right of way South 87 degrees 12 minutes 07 seconds East 99.99 feet to a re-bar; thence North 24 minutes 08 minutes 32 seconds West 54.80 feet to a iron pipe; thence North 87 degrees 02 minutes 10 seconds West 100.18 feet to the POINT OF BEGINNING, containing 0.11 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

03-484PSC:23253

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DC, Brent Thurmond, WAKULLA County B:540 P:770