

This instrument was prepared under the supervision of PALMER PROCTOR, Attorney at Law, of Ausley & McMullen, Post Office Box 391, Tallahassee, Florida 32302, who certifies ONLY that he prepared the same from information furnished to him and that the accuracy of the description and marketability of title are NOT guaranteed.

Inst:0000212893 Date:07/02/2004 Time:14:22

Doc Stamp-Deed : 105.00

DC, Brent Thurmond, WAKULLA County B:545 P:837

WARRANTY DEED

THIS INDENTURE, dated June 30, 2004, between **WALTER L. SMITH and CAROL S. SMITH**, husband and wife, whose mailing address is 5229 Blountstown Highway, Tallahassee, Florida 32304, the "Grantors" herein, and **MICHAEL L. McAULEY and LEA A. McAULEY**, husband and wife, whose mailing address is 679 Wakulla Springs Road, Crawfordville, Florida 32327, the "Grantees" herein,

WITNESSETH:

That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the Grantors in hand paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the Grantees, and the Grantees' heirs, successors and assigns forever, their undivided 50% interest in and to the following described land located in Wakulla County, Florida, to-wit:

LOT 34, SHELL POINT HARBOR, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 24, of the Public Records of Wakulla County, Florida.

And such portion of the common canal as shown on the above-referenced plat, and as more particularly described in ORB 83, Page 162, of the Public Records of Wakulla County, Florida, as shall be contained in a parcel created by extension waterward of the side lot lines of said lot, to the outer limit of said common canal.

TOGETHER WITH any and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO easements, and restrictive covenants of record, if any, to ad valorem taxes for 2002 and subsequent years, and to the lien of a mortgage of record in favor of Nancy Kelley Wittenberg, securing a promissory note in the original principal amount of \$256,000.00 executed by Grantors and Grantees, which note the Grantees, by acceptance of this deed, agree to be fully responsible for.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors covenant that the Grantors are lawfully seized of the premises and have the right to convey the premises to the Grantees; that the premises are free from any encumbrances, except as herein stated; and Grantors hereby fully warrant the title to such land and will defend the same against the lawful claims of all persons whomsoever, subject to the foregoing exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Deed on the day and year first above written.

WITNESSES:

[Signature]
(1st Witness-Signature)

Bonnie J. Stewart
(1st Witness-Printed Name)

[Signature]
(2nd Witness-Signature)

Kate McCarthey
(2nd Witness-Printed Name)

[Signature]
WALTER L. SMITH

[Signature]
CAROL S. SMITH

STATE OF FLORIDA

COUNTY OF LEON

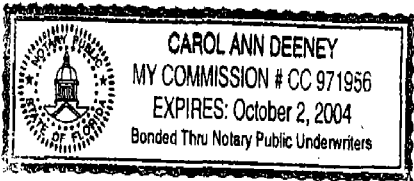
The foregoing Warranty Deed was acknowledged before me by WALTER L. SMITH and CAROL S. SMITH, husband and wife, on the 30th day of June, 2004. The Acknowledgers () are personally known to me; or (X) produced FLDL# 5530-912-45-426-0 as identification.

FLDL# 5530-117-42-503-0

[Signature]
NOTARY PUBLIC, State of Florida

Carol Ann Deeney
Printed Name

My Commission Expires: October 2, 2004



Property ID No. 00-00-121-133-11965-034

Inst:0000212893 Date:07/02/2004 Time:14:22

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DC, Brent Thurmond, WAKULLA County B:545 P:838