

THIS INSTRUMENT PREPARED BY:
Hayward & Grant, P. A.
John A. Grant, Attorney
2121-G Killarney Way
Tallahassee, FL 32309
Property ID# 000012112211977001

Inet:0000213442 Date:07/19/2004 Time:13:51
Doc Stamp-Deed : 1232.00
DC, Brent Thurmond, WAKULLA County B:548 P:22

WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 2004, between Samuel G. Frazier and Tina M. Frazier, husband and wife, whose address is 16 Janet Drive, Crawfordville, FL 32327, Grantor, and Todd J. Hays and Leane M. Hays, husband and wife, whose address is 19 Janet Drive, Crawfordville, FL 32327, Grantee,

WITNESSETH:

That the Grantor, 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 Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the Grantee, its heirs and assigns forever, the following described land, to-wit:

See attached Exhibit "A".

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 Grantor hereby covenants with 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, 2003.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
witness signature

Blake Hayward
printed witness name

[Signature]
witness signature

Maggie Ingram
printed witness name

[Signature]
witness signature

Blake Hayward
printed witness name

[Signature]
witness signature

Maggie Ingram
printed witness name

[Signature]
Samuel G. Frazier
16 Janet Drive
Crawfordville, FL 32327

[Signature]
Tina M. Frazier
16 Janet Drive
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1st day of July, 2004 by Samuel G. Frazier and Tina M. Frazier, husband and wife, who is personally known to me or who has produced FL D/L as identification.



Blake Hayward
MY COMMISSION # CC928292 EXPIRES
August 5, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

[Signature]
Notary Public
Blake Hayward
print name

Exhibit A

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.

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Unofficial Copy

WAKULLA COUNTY

RECORDS DEPARTMENT

1000 W. WAKULLA AVENUE

WAKULLA, FLORIDA 32350

TEL: 904.933.1234

RETURN TO:

ALLIANCE & BROWNE

2000 W. WAKULLA AVENUE

WAKULLA, FLORIDA 32350