

Prepared by and return to:
MICHAEL S. SMITH
Attorney at Law
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Perry, FL 32348-0579
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File Number: 2207-65
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of October, 2004 between John Bradley Brown and Tammy M. Brown, husband and wife whose post office address is 2009 14th Ave. West, Jasper, AL 35501, grantor, and Joseph W. Joyce and Debra Edwards Joyce, husband and wife whose post office address is 42 Shadow Oak Circle, Crawfordville, FL 32327, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla County, Florida** to-wit:

LOT 28 OLD ARRAN TRACE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 48 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Parcel Identification Number: 00-00-076-183-10244-028

NOTE: LEGAL DESCRIPTION FURNISHED BY GRANTOR.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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 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, 2003**.

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:

Perry Kilgore
Witness Name: Perry Kilgore

John Bradley Brown (Seal)
John Bradley Brown

Sharon Kilgore
Witness Name: Sharon Kilgore

Tammy M. Brown (Seal)
Tammy M. Brown

State of Alabama
County of Walker

The foregoing instrument was acknowledged before me this 7th day of October, 2004 by John Bradley Brown and Tammy M. Brown, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Angela J. Mitchell
Notary Public

Printed Name: Angela J. Mitchell

My Commission Expires: 1-20-06

