

THIS INSTRUMENT PREPARED BY:  
Hayward & Grant, P. A.  
John A. Grant, Attorney  
2121-G Killarney Way  
Tallahassee, FL 32309  
Property ID# 25-5S-02W-216-03236-027

Instr: 0000226125 Date: 06/17/2005 Time: 13:38  
Doc Stamp-Deed : 1032.50  
DC, Brent Thurmond, WAKULLA County B:599 P:255

### WARRANTY DEED

THIS INDENTURE, made this 15th day of June, 2005, between Glenn Sturgis and Selina Sturgis, husband and wife, whose address is 3724 Green Brook Drive Valdosta, GA 31601, Grantor, and Mark L. McCaleb and Tracy Y. McCaleb, husband and wife, whose address is 3308 Overton Rd., Birmingham, AL 35223, 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:

Lot 27, PORT PANACEA VILLAGE, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 90 of the Public Records of Wakulla County, Florida.

\*The Property described above is not the homestead of Grantor, nor is it adjacent thereto.

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, 2004.

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:

Rachel L. Garnett  
witness signature  
Rachel L. Garnett  
printed witness name

Glenn Sturgis  
Glenn Sturgis

Dorothy Carter  
witness signature  
Dorothy Carter  
printed witness name

Selina Sturgis  
Selina Sturgis

STATE OF Ga  
COUNTY OF Lowndes

The foregoing instrument was acknowledged before me this 9th day of June, 2005 by Glenn Sturgis and Selina Sturgis, husband and wife, who is/are personally known to me or who produced drivers license as identification.

Katrena Burgman  
Notary Public  
Katrena Burgman

