

Return to preparer, unless shown

Name:

Address:

This instrument prepared by:

Attorney Mike Carter

P.O. Box 566

Crawfordville, FL 32326

## WARRANTY DEED

Inet:0000226479 Date:06/27/2005 Time:17:05

Doc Stamp-Deed : 0.70

DC, Brent Thurmond, WAKULLA County B:600 P:605

Property Appraisers Parcel ID No.:

00-00-060-000-10077-000

**THIS WARRANTY DEED** Made this 24 day of June A.D. 2005 by  
**GEORGE LEE GREENE, a single man, , the Grantor, to ARTHUR D. JEFFERSON and SHELBY W. JEFFERSON,**  
husband and wife, whose address is 1375 Old Woodville Road, Crawfordville, Florida 32327, *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, wherever the context so admits or requires.)

**WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in WAKULLA County, State of Florida, viz:**

That property described in attached Exhibit "A" and made a part of hereto.

NOTE: This deed prepared without benefit of title search or survey.

Authority for this deed is found in OR 267 P 613, es seq., of the Wakulla County, Florida public records.

**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.

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.**

**In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.**

Signed, sealed and delivered in the presence of:

(Witnesses for both if applicable)

Witness Signature

Print

Witness Signature

Print

Witness Signature

Print

STATE OF FLORIDA }

COUNTY OF WAKULLA }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GEORGE LEE GREENE , Grantor, who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was (not) taken. Said persons are personally known to me or provided the following type of identification: \_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this 24 day of June, A.D., 2005

Notary Signature

Printed Name

Commission No.



Antoinette M. Hodges  
MY COMMISSION # DD248875 EXPIRES  
September 26, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

# Edwin G. Brown & Associates, Inc.

SURVEYORS • MAPPERS • ENGINEERS

October 15, 2003

ARTHUR JEFFERSON

## PARCEL "B" (0.50 OF AN ACRE)

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

Commence at a rod and cap marking the Northeast corner of Lot 60 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run South 72 degrees 08 minutes 00 seconds West 663.94 feet, thence run South 16 degrees 31 minutes 32 seconds East 124.58 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 16 degrees 31 minutes 32 seconds East 126.24 feet, thence run South 72 degrees 40 minutes 40 seconds West 174.77 feet, thence run North 16 degrees 32 minutes 30 seconds West 124.57 feet, thence run North 72 degrees 08 minutes 00 seconds East 174.84 feet to the POINT OF BEGINNING containing 0.50 of an acre, more or less.

Subject to a 15.00 foot access easement over and across a portion of the above described property.

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)

03-638PSC:23578

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