

Prepared by and return to:

Nelson Law Firm, PLC
P.O. Box 6677
Tallahassee, FL 32314

Inst:0000228071 Date:08/03/2005 Time:10:50
Doc Stamp-Deed : 70.70
DC, Brent Thurmond, WAKULLA County B:607 P:512

File Number: 2005-200.72
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of June, 2005 between The Choice Investment Properties, Inc., a Florida corporation, whose post office address is 8715 Perker Lane, Tallahassee, FL 32317, grantor, and Ricky Anthony Jackson and Anette Elisabeth Jackson, husband and wife, whose post office address is 29 Herring 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 Leon County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, 2004.

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:

Brenda Forbes

Witness Name: BRENDA FORBES

Sandra Hargrett

Witness Name: SANDRA HARGRETT

The Choice Investment Properties, Inc., a Florida corporation

By: Raleigh Choice

Raleigh Choice

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 9th day of June, 2005 by Raleigh Choice of The Choice Investment Properties, Inc., a Florida corporation, on behalf of the corporation. He/she [] is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Andrea Valencia Nelson
Commission # DD398494
Expires February 21, 2009
Bonded Troy Palm - Insurance, Inc. 800-365-7019

[Signature]
Notary Public

Printed Name: Andrea Valencia Nelson

My Commission Expires: 02/21/2009

EXHIBIT A

Begin at a St. Joe Paper Company concrete monument marking the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 16, Township 3 South, Range 1 East, Wakulla County, Florida, and thence run South 89 degrees 48 minutes 52 seconds West 208.24 feet, thence run North 00 degrees 17 minutes 06 seconds East 209.15 feet, thence run North 89 degrees 58 minutes 21 seconds East 208.70 feet to a concrete monument, thence run South 00 degrees 28 minutes 01 seconds West 208.58 feet to the POINT OF BEGINNING.

Inst:0000228071 Date:08/03/2005 Time:10:50

Doc Stamp-Deed : 70.70

DC, Brent Thurmond, WAKULLA County B:607 P:513

Unofficial Copy