

PLEASE RECORD AND RETURN TO:
ADVANTAGE TITLE SERVICES, INC.
101 WEST MAIN STREET, SUITE 200
LAKELAND, FL 33815

Inst:0000232786 Date:11/17/2005 Time:11:57
Doc Stamp-Deed : 0.70

Prepared by and return to:

Cari Feder
ADVANTAGE TITLE SERVICES, INC.
101 W. Main Street Suite 200
Lakeland, Florida 33815

PG, Front Thurmond, WAKULLA County B:627 P: 8

File Number: 05-519 GROOMS

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this November 01, 2005 between ANTHENESE ROSIER-GROOMS a/k/a ANTHENESE GROOMS, joined by her husband TIMOTHY GROOMS, whose post office address is 29 D Howard Road, Crawfordville Florida, 32327, grantor, and ANTHENESE GROOMS and TIMOTHY GROOMS, wife and husband whose post office address is 29 D Howard Road, Crawfordville, Florida, 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:

Tract 4:

The Southeast 1/4 of the that tract or parcel of land described in Deed Book 32, Page 334 of the Public Records of Wakulla County, Florida and being more particularly described by a field survey as follows:

Commence at an old concrete monument marking the Southwest corner of Lot 72 of the Hartsfield Survey of lands in said Wakulla County, Florida and thence run N18°32'W (bearing base) along the Westerly Boundary of said Lot 72 a distance of 1188.0 feet to an old concrete monument, thence run N72°18'12"E 1087.37 feet to an old concrete monument, thence run N72°21'45"E 270.64 feet to a concrete monument, thence run S18°37'21"E 165.0 feet to a concrete monument for a Point of Beginning. From said Point of Beginning run N72°21'58"E 269.55 feet to a concrete monument, thence run S18°14'36"E 165.0 feet to a concrete monument, thence run S72°22'11"W 268.46 feet to a concrete monument, thence run N18°37'21"W 165.0 feet to the Point of Beginning.

Parcel Identification Number: R 00-00-072-000-10165-004

SUBJECT TO easements and restrictions of record, if any, and taxes for the year 2005 and subsequent years.

N.B. The purpose of this conveyance is to create a tenancy by the entirety.

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 as stated herein.

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:

Witness Sign: Stacy Glidewell
Print Witness Name: Stacy Glidewell

Witness Sign: Matt Bennett
Print Witness Name: Matt Bennett

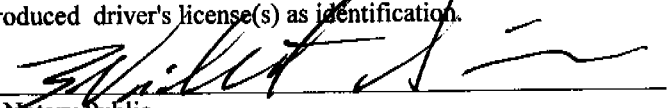
Antheneese Grooms
ANTHENESE GROOMS

Timothy Grooms
TIMOTHY GROOMS

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this November 01, 2005 by ANTHENESE ROSIER-GROOMS a/k/a ANTHENESE GROOMS, who are personally known or have produced driver's license(s) as identification.

(Notary Public)
 **Wilburt Gavin**
Commission # DD298586
Expires April 15, 2008
Bonded Troy Felt - Insurance, Inc. 800-595-7018



Notary Public

Printed Name: Wilbert Gavin

My Commission Expires: 4-15-08

Unofficial Copy

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DC, Brent Thurmond, WAKULLA County B:627 P: 9