

Prepared by and return to:

Joseph R. Boyd, Esq.  
Tallahassee Title Group, LLC  
P.O. Drawer P  
202-A Avenue A, NW  
Carrabelle, FL 32322  
850-580-2222  
File Number: Hagan.Taylor

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## Warranty Deed

**This Warranty Deed** made this **19th** day of **January, 2006** between **Merritt Taylor** whose post office address is **P.O. Box 181, Panacea, FL 32346**, grantor, and **NBC Securities, Inc., Custodian FBO Bruce Hagan IRA** whose post office address is **1927 1st Ave North, Birmingham, AL 35203**, 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 1, Block K, Surf Subdivision as per Map or Plat recorded in 17, Page 222, Public Records of Wakulla County, Florida**

**Parcel Identification Number: 03-6S-02W-035-03757-000**

**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, 2005**.

**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 Name: Chris Sargent

Witness Name: Felicia M. Jackson

Merritt Taylor (Seal)

State of Florida  
County of Wakulla

The foregoing instrument was acknowledged before me this 19th day of January, 2006 by Merritt Taylor, who ☐ is personally known or ☒ has produced a driver's license as identification. #T 460-540-55-323-0

[Notary Seal]

Notary Public, State of Florida

Printed Name: Felicia M. Jackson

My Commission Expires: October 10, 2007

