

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAN H. ERICKSON
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-078-013-11106-000

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 3rd day of **February, 2006** by **GEORGE B. ROOT JR. and SUSAN RENE ROOT, husband and wife**, herein called the grantors, to **JESSIE ALTON HILL, SR. and ELLEN K. HILL, husband and wife**, whose post office address is **105 LANCE LANE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:
(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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz.:

Lot 48, Block "J", MAGNOLIA GARDENS, as per map or plat of said subdivision recorded in Plat Book 1, page 37 of the Public Records of Wakulla County, Florida.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

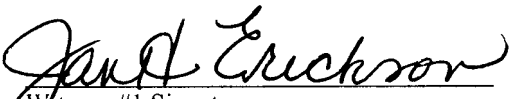
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

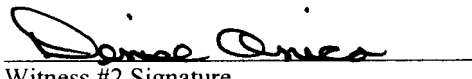
IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



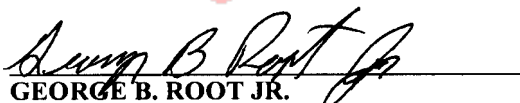
Witness #1 Signature
Jan H Erickson

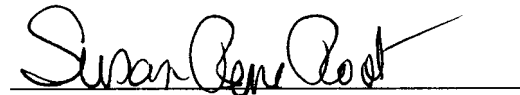
Witness #1 Printed Name



Witness #2 Signature
Denise Anico

Witness #2 Printed Name



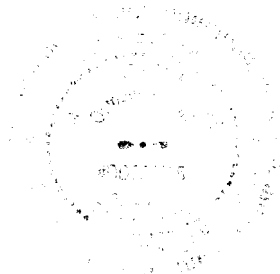
GEORGE B. ROOT JR.
11 SPUR TRAIL, CRAWFORDVILLE, FL 32327



SUSAN RENE ROOT
11 SPUR TRAIL, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 3RD day of February, 2006 by **GEORGE B. ROOT JR.** and **SUSAN RENE ROOT** who are personally known to me or have produced **THEIR DRIVERS LICENSE** as identification.

SEAL





Notary Public

Printed Notary Name