

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Denise Anico
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-077-014-10447-000**
Grantee SS #: and

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 1st day of **March, 2006** by **HORACE C. SELLARS**, a single man, herein called the grantor, to **JULIAN GRAHAM**, a single man whose post office address is **769 EAGLE VIEW DR., TALLAHASSEE, FL 32311**, 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)

W I T N E S S E T H: That the grantor, 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 number Twelve (12) in Block 5, of GREINER'S ADDITION OF CRAWFORDVILLE, as shown by map or Plat Book 1 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 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 persons 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:

Denise Anico
Witness #1 Signature

Denise Anico
Witness #1 Printed Name

Tracie Wright
Witness #2 Signature

Tracie Wright
Witness #2 Printed Name

Horace C. Sellars
HORACE C. SELLARS
P.O. BOX 5961, TALLAHASSEE, FL 32314

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 1st day of March, 2006 by **HORACE C. SELLARS** who is personally known to me or has produced Drivers License as identification.

SEAL



Denise Anico
Commission # DD405192
Expires May 20, 2009
Bonded Troy Fain - Insurance, Inc. 600-385-7019

Denise Anico
Notary Public

Printed Notary Name