

Prepared by and return to:  
Nelson Law Firm, PLC  
3071 Highland Oaks Terrace Suite A  
Tallahassee, FL 32301  
850-224-5700  
File Number: 2006-246.0  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 13th day of December, 2006 between **Randy Bernard Nelson, a married man** whose post office address is **134 Kathy Ann Drive, Crawfordville, FL 32327**, grantor, and **Ruby D. Clary, a married woman** whose post office address is **112-B W. 8th Ave., Tallahassee, FL 32302**, 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:

**A portion of Lot 5 & 6, Block 4, Greiner's Additions to the Town of Crawfordville, a subdivision as per map or plat thereof recorded in the Public Records of Wakulla County, Florida and being more particularly described as follows:**

**Commence at the Northwest corner of Lot 7, Block 4 of Greiner' Addition to Crawfordville, a subdivision as per map or plat there of recorded in Plat Book 1 of the Public Records of Wakulla County,**

**Florida said point also lying on the Southerly right-of-way boundary of Nelson Road, thence run North 72 degrees 11 minutes 30 seconds East along said Southerly right-of-way boundary 60.00 feet to the Point of Beginning. From said Point of Beginning continue North 72 degrees 11 minutes 30 seconds East along said Southerly right-of-way boundary 59.99 feet, thence leaving said Southerly right-of-way boundary run South 17 degrees 45 minutes 25 seconds East 100.00 feet, thence run South 72 degrees 13 minute 13 seconds West 59.95 feet thence run North 17 degrees 46 minutes 57 seconds West 99.97 feet to the Point of Beginning containing 0.14 acres, more or less.**

**Parcel Identification Number: 00-00-077-014-10425-006**

**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. Grantor's residence and homestead address is: 134 Kathy Ann Dr., Crawfordville, FL 32327.**

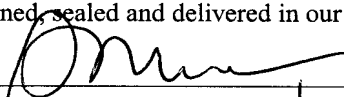
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, 2006**.

**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: Sandra Hargrett

  
\_\_\_\_\_

Witness Name: Shakita Gordon

  
\_\_\_\_\_ (Seal)  
Randy Bernard Nelson

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 13th day of December, 2006 by Randy Bernard Nelson, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

 **Charika Huyler**  
Commission # DD576249  
Expires July 20, 2010  
Bonded Troy Pain - Insurance, Inc. 800-388-7019

  
Notary Public

Printed Name: Charika Huyler

My Commission Expires: 07/20/2010

Unofficial Copy