

This Instrument Prepared By and  
Please return to  
OWEN K. GOODWYNE, ESQ.  
ROBERTS AND EGAN, P.A.  
Post Office Box 1386  
Tallahassee, FL 32302

Property Appraisers Parcel Identification Numbers: 00-00-121-004-12086-000;  
00-00-121-004-12087-000; and  
00-00-121-004-12088-000

**STATUTORY WARRANTY DEED**

**THIS INDENTURE**, made this 20<sup>th</sup> day of July, A.D. 2007, between **JAMES PERRY WALKER** and **MARY MHOON WALKER**, husband and wife, whose address is 2724 Lombardy Place, Memphis, Tennessee 38111, **Grantor**, and **MARY MHOON WALKER**, individually, whose address is 2714 Lombardy Place, Memphis, Tennessee 38111, **Grantee**.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

**WITNESSETH:** That the said **Grantor**, for and in consideration of the sum of Ten Dollars 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** successors and assigns forever, the following described land situate, lying and being in Wakulla County, Florida, to-wit:

Lots 1, 2, & 3, Block "A", WEST POINT SUBDIVISION, Unit #1, Live Oak Island, as shown on map or plat thereof recorded in Plat Book 1, Page 19, of the Public Records of Wakulla County, Florida. Less and Except that portion of said lots lying below the mean high water mark of Apalachee Bay.

ALSO: That portion of West Point Drive, more particularly described as follows: Begin at a concrete monument marking the Southeast corner of Lot 3, Block "A", West Point Subdivision of Live Oak Island, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 19, of the Public Records of Wakulla County, Florida, and thence run North 26°53' West 110.00 feet to a concrete monument, thence run North 86°27' East 54.45 feet, thence run South 26°53' 110.00 feet, thence run South 86°27' West 54.45 feet to the Point of Beginning. Less and except that portion lying below the mean high water line of an unnamed boat canal.

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

Grantor hereby conveys all riparian rights.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Gloria P. Watts

Signature of Witness

Gloria P. Watts

Typed/Printed Name of Witness

John F. Murrain

Signature of Witness

John F. Murrain

Typed/Printed Name of Witness

John F. Murrain

Signature of Witness

John F. Murrain

Typed/Printed Name of Witness

Gloria P. Watts

Signature of Witness

Gloria P. Watts

Typed/Printed Name of Witness

James P. Walker

JAMES PERRY WALKER

2714 Lombardy Place  
Memphis, Tennessee 38111

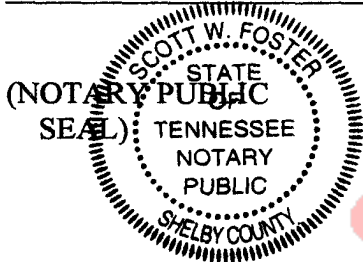
Mary Mhoon Walker

MARY MHOON WALKER

2714 Lombardy Place  
Memphis, Tennessee 38111

STATE OF TENNESSEE )  
COUNTY OF SHELBY )

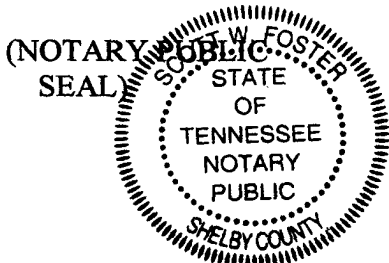
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of JULY, 2007, by JAMES PERRY WALKER, who is personally known to me X or who has produced \_\_\_\_\_ for identification.



Scott W. Foster  
Signature of Notary  
SCOTT W. FOSTER  
Typed/Printed Name of Notary  
MY COMMISSION EXPIRES:  
My commission expires: November 27, 2010

STATE OF TENNESSEE )  
COUNTY OF SHELBY )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of JULY, 2007, by MARY MHOON WALKER, who is personally known to me X or who has produced \_\_\_\_\_ for identification.



Scott W. Foster  
Signature of Notary  
SCOTT W. FOSTER  
Typed/Printed Name of Notary  
MY COMMISSION EXPIRES:  
My commission expires: November 27, 2010

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