

Return to: Sherry Fordham
Name: Stewart Title of Tallahassee, Inc.
Address: 3301 Thomasville Rd. #202
Tallahassee, Florida 32308

This Instrument Prepared:
Sherry Fordham
Stewart Title of Tallahassee, Inc.
3301 Thomasville Rd. #202
Tallahassee, Florida 32308

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
24-25-02W-000-01411-000
Grantee(s) S.S.#(s):
File No:20072101

WARRANTY DEED

This Warranty Deed Made the 20th day of July, 2007, by Mamie Jeanette Strickland, a single woman hereinafter called the grantor, whose post office address is: 23 J.A. Morris Lane, Crawfordville, FL 32327

to Mamie Jeanette Strickland, a single woman and Betty S. Nichols, the remainderman grantee and Jim Nichols, the remainderman grantee, joint tenants with rights of survivorship, whose post office address is: 23 J. A. Morris Lane, Crawfordville, Florida 32327, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, viz:

See exhibit "a" attached hereto and made a part hereof.

Mamie Jeanette Strickland reserves to herself the exclusive possession, use and enjoyment of the above granted premises for and during her natural lifetime.

The property is the homestead of the Grantor(s).
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 2006, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
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 Signature: _____	<u>[Signature]</u>	<u>Mamie Jeanette Strickland</u>
Printed Name: _____	Sherry Fordham	Mamie Jeanette Strickland
Witness Signature: _____	<u>[Signature]</u>	_____
Printed Name: _____	Amber C. Peacock	_____
Witness Signature: _____	_____	_____
Printed Name: _____	_____	_____
Witness Signature: _____	_____	_____
Printed Name: _____	_____	_____

STATE OF FLORIDA
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me this 20th day of July, 2007, by Mamie Jeanette Strickland , who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

[Signature]
Printed Name: AMY S. FORDHAM
Notary Public: MY COMMISSION # DD 685884
Serial: EXPIRES: July 18, 2011
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Commence at a 1 1/2 inch diameter iron pipe marking the Southwest corner of the Southeast Quarter of Section 24, Township 2 South, Range 2 West, Wakulla County, Florida and run North 00 degrees 35 minutes 00 seconds East 1293.78 feet along the Westerly boundary of said Southeast Quarter to an iron rod and cap (LB 7017) for the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said Westerly boundary North 00 degrees 35 minutes 00 seconds East 309.74 feet to a United States Forest Service concrete monument marking the Southeast corner of Plot 164 of the old Hilliardville Subdivision and the Southern boundary of a portion of the Apalachicola National Forest; thence run along said Southern boundary line South 89 degrees 58 minutes 23 seconds East 397.15 feet to an iron rod and cap (LB 7017); thence leaving said Southern boundary run South 00 degrees 35 minutes 00 seconds West 313.78 feet to an iron rod and cap (LB 7017); thence run South 89 degrees 23 minutes 22 seconds West 397.13 feet to the POINT OF BEGINNING.

Unofficial Copy