

Prepared by:
Geneva Stokley
North State Title Services, Inc.
68-A Feli Way
Crawfordville, Florida 32327
Pursuant to the issuance of Title Insurance
File Number: 08-5184

Warranty Deed

Made this May 23, 2008 A.D. By **Stephen N. Martin and Karen G. Martin, husband and wife**, whose address is: 355 Harvest Run, McDonough, GA 30252, hereinafter called the grantor, to **Harold Childs**, whose post office address is: 27 Bridle Gate Court, Crawfordville, FL 32327, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Lot 21, Block "J" of Songbird, Phase II, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 113-116 of the Public Records of Wakulla County, Florida.

Parcel ID Number: 00-00-074-289-10223-J21

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, 2007

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jerry J. Scott
Witness Printed Name: Jerry J. Scott

Lisa Edwards
Witness Printed Name: Lisa Edwards

Stephen N. Martin (Seal)
Address: 355 Harvest Run, McDonough, GA 30252

Karen G. Martin (Seal)
Address:

State of Georgia
County of Henry

The foregoing instrument was acknowledged before me this May 22, 2008, by Stephen N. Martin and Karen G. Martin, husband and wife, who is/are personally known to me or who has produced Drivers license as identification.

Notary Public
Print Name: Jerry J. Scott
My Commission Expires: 6/28/08

