

Prepared by and return to:
McNeese Law Firm
36468 Emerald Coast Parkway
Suite 1201
Destin, FL 32541
File No. 7158.001
Tax Parcel ID:

WARRANTY DEED TO TRUSTEE

WITNESSETH, that the Grantor, Gail G. Phillips, f/k/a Gail G. Golson, as Co-Trustee under the provisions of a trust agreement dated the 25th day of January, 1991 (known as the "Revocable Trust Agreement of Gail G. Phillips, dated the 25th day of January, 1991), PO Box 1088, Fairhope, Alabama 36533, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Carly Golson St. Peter, as Trustee under the Abigail Leigh St. Peter Trust dated September ___, 2008, 633 Sea View Drive, Destin, Florida 32541 the following described real estate in the County of Wakulla, and State of Florida, to-wit:

Lot No. 152, Block "A", MAGNOLIA GARDENS, as per plat of said subdivision recorded in Plat Book No. 1, Page 37, Public Records of Wakulla County, Florida (the "Property")

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded January 28, 1991 in OR Book 173, Page 768, Public Records of Wakulla County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

The above-described property is not the constitutional homestead of the Grantor.

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, to submit said property to condominium, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the Property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the Property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, and are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or

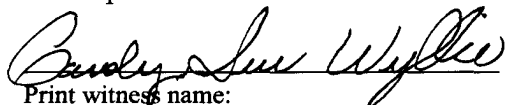
agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and organizations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

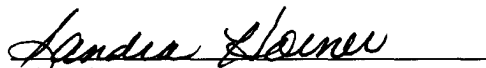
In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of the Property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

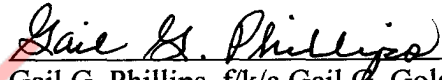
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on ^{28th} ~~September~~ ^{November} 8, 2008.

Signed, sealed and delivered
in our presence


Print witness name:

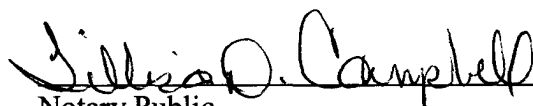

Print witness name:

Revocable Trust Agreement of
Gail G. Phillips, dated January 25, 1991

By: 
Gail G. Phillips, f/k/a Gail G. Golson,
Trustee

STATE OF ALABAMA, COUNTY OF BALDWIN

The foregoing instrument was acknowledged before me on ^{November} ~~September~~ 08, 2008 by Gail G. Phillips, f/k/a Gail G. Golson, as Trustee of the Revocable Trust Agreement of Gail G. Phillips, dated January 25, 1991.


Notary Public
My Commission Expires: ^{November} ~~September~~ 08, 2012
My Commission Expires 04/29/12