

This Instrument prepared by & return to

Name: Frances Casey Lowe, P.A.

Address: 3042 Crawfordville Hwy.
Crawfordville, Florida 32327

File No: 09-1023

Parcel ID: 00-00-077-198-10338-A15

THIS WARRANTY DEED made the 20th day of March, A.D. 2009 by Tamara S. Harrell, a single woman, whose post office address is 5600 Weslo Willow Circle, Apt. 117, Greensboro, NC 27409 hereinafter called the "Grantor", to Stephen Franklin Estes and Allison Terrell Estes, whose post office address is 25 Talon Drive, Crawfordville, Florida 32327, hereinafter called the "Grantees":

(Which terms "Grantors" and "Grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 15 of EAGLE'S RIDGE PHASE 1, according to the Plat thereof as recorded in Plat Book 3, Page(s) 52, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2009 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenant with said Grantees 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 person whomsoever; and that said land is free of all encumbrances.


In Witness Whereof, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed and sealed in the presence of:



Witness Signature
Christopher R. Wood

Printed Name



Witness Signature
NECHELLE CALHOUN

Printed Name



L.S.
Tamara S. Harrell


STATE OF NORTH CAROLINA
COUNTY OF Guilford

The foregoing instrument was acknowledged before me this 20th day of March 2009 by Tamara S. Harrell, a single woman.
She:

- ☒ is personally known to me.
☐ produced a current driver's license as identification.
☐ produced _____ as identification.

(Seal)

SHARON A. CARNOVALI
NOTARY PUBLIC, NORTH CAROLINA
GUILFORD COUNTY
MY COMMISSION EXPIRES
AUGUST 5, 2012



Sharon A. Carnovali

Print Name
Notary Public
My Commission Expires: August 5, 2012