

This Instrument prepared by & return to

Name: Francie Lowe  
Frances Casey Lowe, P.A.

Address: 3042 Crawfordville Hwy.  
Crawfordville, Florida 32327

File No: 09-1109

Parcel ID: 00-00-077-347-10339-001; 00-00-077-347-10339-007; 00-00-077-347-10339-008  
00-00-077-347-10339-011; 00-00-077-347-10339-012; 00-00-077-347-10339-013  
00-00-077-347-10339-015; 00-00-077-347-10339-019; 00-00-077-347-10339-020  
00-00-077-347-10339-021; 00-00-077-347-10339-022; 00-00-077-347-10339-024

**THIS WARRANTY DEED** made the 15<sup>th</sup> day of October, A.D. 2009 by and between Pamela Hodges and Terry E. Hodges, Jr. wife and husband, whose mailing address is 116 Bay Pine Drive, Crawfordville, Florida 32327 hereinafter called the "Grantors", and Pafford Properties & Construction, LLC, a Florida limited liability company, whose address is 507 East Ivan Road, Crawfordville, Florida 32327, hereinafter called the "Grantee":

(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 Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:-

Lots 1, 7, 8, 11, 12, 13, 15, 19, 20, 21, 22 and 24 of RUBY HILLS, according to the Plat thereof as recorded in Plat Book 4, Page(s) 84, of the Public Records of Wakulla County, Florida.

The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

**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, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

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

**And** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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 Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Lani E Musgrove  
Witness Signature  
Lani E Musgrove  
Printed Name

Frances C Lowe  
Witness Signature  
FRANCES C. LOWE  
Printed Name

Pamela Hodges L.S.  
Pamela Hodges

Terry E Hodges Jr L.S.  
Terry E. Hodges, Jr.

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October 2009 by Pamela Hodges and Terry E. Hodges, Jr.  
They:

- ☒ are personally known to me.  
☐ produced a current driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Seal)



Lani E Musgrove  
Lani E Musgrove  
Print Name  
Notary Public  
My Commission Expires: \_\_\_\_\_