

This Instrument prepared by & return to

Name: Francie Lowe
Frances Casey Lowe, P.A.
Address: 3042 Crawfordville Hwy.
Crawfordville, Florida 32327
File No: 10-1076
Parcel ID: 00-00-074-289-10223-G10

THIS WARRANTY DEED made the 28th day of June, A.D. 2010 by and between Judith Taylor Russell a/k/a Judith Ann Russell, a married woman, as to a 4/6th interest, whose address is 104 Russell Drive, Crawfordville, Florida 32327, Larry Joe Taylor, a married man, as to a 1/6th interest, whose address is 41 Steele Court, Crawfordville, Florida 32327, and Lisa Jane Lehman, a married woman, as to a 1/6th interest, whose address is 4768 Woodville Highway, Apt. 436, Tallahassee, Florida 32305 hereinafter called the "Grantors", to Kathleen Louise Mukadam, a single woman, whose address is 46 Nuthatch Trail, 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)

Whereas, a 1/2 interest was vested in Judith Ann Russell by Warranty Deed dated June 30, 2005 and recorded July 13, 2005 in OR Book 603, Page 490 of the Public Records of Wakulla County, Florida.

Whereas, the Estate of Elizabeth Annette Taylor has been probated in the Circuit Court of Wakulla County, Florida, Probate Division Case No. 10-3PR and titled vested in the Grantors, with an undivided 1/3 interest in decedent's 1/2 interest as to Judith Taylor Russell, and a 1/3 interest in decedent's 1/2 interest as to Larry Joe Taylor and Lisa Jane Lehman, pursuant to Order for Summary Administration dated January 22, 2010 and recorded in Official Record Book 815 Page(s) 819 of the Public Records of Wakulla County, Florida and the Order Determining Homestead Status of Real Property dated January 22, 2010 and recorded in Official Record Book 815 Page(s) 821 of the Public Records of Wakulla County, Florida.

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:-

Lot 10, Block G of SONGBIRD SUBDIVISION UNIT 2, according to the Plat thereof as recorded in Plat Book 3, Page(s) 113, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2010 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:

Witness Signature Lani E Musgrove
Printed Name Lani E Musgrove
Witness Signature Shelly E Powell
Printed Name Shelly E Powell

Grantor:

Judith Taylor Russell L.S.
Judith Taylor Russell

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 28th day of June 2010 by Judith Taylor Russell, a married woman. She:

- ☒ is 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: _____

Lani E Musgrove
Witness Signature
Lani E Musgrove

Printed Name
Shelly E Powell

Witness Signature
Shelly E Powell

Printed Name

Grantor:

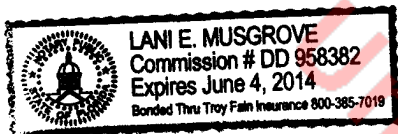
Larry Joe Taylor L.S.
Larry Joe Taylor

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 28 day of June 2010 by Larry Joe Taylor, a married man.
He:

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

(Seal)



Lani E Musgrove
Print Name
Notary Public
My Commission Expires: _____

Lani E Musgrove
Witness Signature
Lani E Musgrove

Printed Name
Shelly E Powell

Witness Signature
Shelly E Powell

Printed Name

Grantor:

Lisa Jane Lehman L.S.
Lisa Jane Lehman

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 28 day of June 2010 by Lisa Jane Lehman, a married woman. She:

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

(Seal)



Lani E Musgrove
Print Name
Notary Public
My Commission Expires: _____