

This Instrument Prepared by & return to:
Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, Fl. 32309
20103366ANH
Parcel I.D. #: 00-00-034-012-09639-004

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 23rd day of December, A.D. 2010, by **ANDREW SHIELDS** and **RHONDA SHIELDS**, husband and wife, hereinafter called the grantors, to **GABRIEL M. NIPPER AND MELISSA NIPPER**, husband and wife, whose post office address is **33 PAULETTE DR, CRAWFORDVILLE, FL 32327**, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Wakulla County, State of Florida**, viz:

LOTS 4 AND NORTH 1/2 OF LOT 5, **BLOCK "55" WAKULLA GARDENS UNIT FIVE**, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 56 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Subject to taxes for the year 2010 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2009.

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

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name
Witness Signature
Printed Name

ANDREW SHIELDS L.S.
Address: 661 Rock Hole Rd
Crawfordville, FL 32327
RHONDA SHIELDS L.S.
Address:

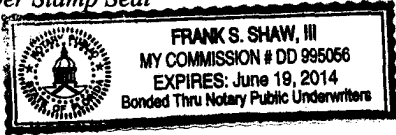
State of Florida
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ANDREW SHIELDS and RHONDA SHIELDS, husband and wife known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and that I relied upon the following forms of identification of the above-named persons:

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 23rd day of December, A.D. 2010.

Notary Public Rubber Stamp Seal



Notary Signature

Printed Notary Signature