

This instrument was prepared under the supervision of AARON R. HOLLOWAY, Attorney at Law, of AUSLEY & McMULLEN, P.A., Post Office Box 391, Tallahassee, Florida 32302, who certifies **ONLY** that he prepared the same from information furnished to him and that the accuracy of the description and marketability of title are **NOT** guaranteed.

WHEN RECORDED, RETURN TO:

Aaron R. Holloway
AUSLEY & McMULLEN, P.A.
Post Office Box 391
Tallahassee, Florida 32302

WARRANTY DEED

8th March THIS INDENTURE is made and entered into effective as of the 7th day of ~~February~~, 2011, by and between JOHN HAY, JR. and MARIE D. HAY, husband and wife, whose address is 6322 Landover Blvd., Spring Hill, Florida 34609 (the "Grantor"), and John Mark Miller, a married man, whose address is 352 Buck Miller Road, Crawfordville, Florida, 32327(the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has bargained, sold, conveyed and granted unto the Grantee, his successors and assigns, forever, all of Grantor's right, title, interest, claim and demand in and to the Grantor's undivided interest in the following described parcel of land, situate, lying and being in Wakulla County, State of Florida, to wit:

Commence at a concrete monument marking the Southwest corner of Section 30, township 2 South, Range 1 West, Wakulla County, Florida, said point also lying on the Westerly right of way line of a City of Tallahassee Powerline Easement: thence run along said right of way line North 00 degrees 09 minutes 10 seconds East 899.76 feet to a concrete monument; thence leaving said right of way line run North 89 degrees 56 minutes 10 seconds East 120.00 feet to a rod and cap lying on the Easterly right of way line of said powerline; thence run along said Easterly right of way line North 00 degrees 20 minutes 25 seconds West 373.36 feet to a rod and cap; thence leaving said right of way line run North 89 degrees 54 minutes 46 seconds East 497.18 feet to a rod and cap for the Point of Beginning; thence from said Point of Beginning run North 89 degrees 54 minutes 46 seconds East 610.91 feet to a rod and cap; thence South 08 degrees 30 minutes 51 seconds West 379.11 feet to a rod and cap; thence South 88 degrees 53 minutes 48 seconds West 12.20 feet to a concrete monument; thence North 89 degrees 57 minutes 28 seconds West 424.70 feet to a concrete monument; thence North 89 degrees 59 minutes 41 seconds West 115.66 feet to a rod and cap; thence North 00 degrees 20 minutes 25 seconds West 373.92 feet to the Point of Beginning; containing 5.00 acres more or less.

SUBJECT TO an access and utility easement being more particularly described as follows: Commence at a concrete monument marking the Southwest corner of Section 30, Township 2 South, Range 1 West, Wakulla County, Florida, said point also lying on the Westerly right of way line of a City of Tallahassee Powerline Easement; thence run along said right of way line North 00 degrees 09 minutes 10 seconds East 899.76 feet to a concrete monument; thence leaving said right of way line run North 89 degrees 56 minutes 10 seconds East 120.00 feet to a rod and cap lying on the Easterly right of way line of said powerline; thence run along said Easterly right of way line North 00 degrees 20 minutes 25 seconds West 373.36 feet to a rod and cap; thence leaving said right of way line run North 89 degrees 54 minutes 46 seconds East 497.18 feet to a rod and cap; thence North 89 degrees 54 minutes 46 seconds East 610.91 feet to a rod and cap for the Point of Beginning; thence from said Point of Beginning run South 08 degrees 30 minutes 51 seconds West 36.41 feet; thence South 89 degrees 54 minutes 46 seconds West 90.46 feet; thence North 00 degrees 05 minutes 14 seconds West 36.00 feet; thence North 89 degrees 54 minutes 46 seconds East 95.91 feet to the Point of Beginning.

Subject to a County Road over and across the Easterly portion of subject property.

Subject to special assessments and those accruing hereafter, zoning and other governmental restrictions and qualifications, public utility easements and restrictive covenants of record, if any.

SUBJECT TO ad valorem taxes for tax year 2011 and subsequent years.

Parcel Identification Number: 30-2S-01W-000-04174-004

TO HAVE AND TO HOLD the same unto the Grantee named, his successors and assigns forever, together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining.

The Grantor does fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

Donald R. Foxwell DONALD R. FOXWELL
Print: John L. Hay Jr JOHN HAY, JR.

E. W. O'Neal
Print: EDWARD W O'NEAL

Signed, sealed, and delivered in the presence of:

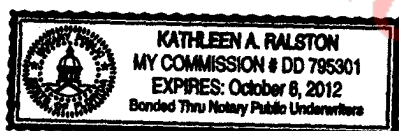
Donald R. Foxwell
Print: DONALD R. FOXWELL

Marie D. Hay
MARIE D. HAY

E. W. O'Neal
Print: EDWARD W O'NEAL

STATE OF FLORIDA
COUNTY OF HERNANDO

~~MARCH~~ The foregoing instrument was acknowledged before me this 7TH day of ~~February~~, 2011, by JOHN HAY, JR. and MARIE D. HAY. Such persons: (✓) are personally known to me; () or produced current Florida driver's licenses as identification; () produced _____ as identification.



(Notarial Seal)

Kathleen A. Ralston
(Signature of Notary Public)

KATHLEEN A RALSTON
(Typed or Printed Name of Notary Public)

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