

WARRENTY DEED

THIS WARRANTY DEED Made the 16th day of November , A. D. 1981 by Lotus Santee hereinafter called the grantor, to Homer Taylor and Katie G. Taylor whose postoffice address is P.O. Box 80415, Chamblee, Ga. 30366 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, vis:

See Exhibit "A" attached hereto and incorporated herein for legal description

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 grantor hereby covenants with said grantee 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 persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 81 .

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presense:

James M. Ennis *Lotus Santee*
Barbara W. Kervin

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 16th day of November , A. D. 1981

Barbara W. Kervin

This Instrument prepared by:

Lotus Santee
P.O.Box 1532
Tallahassee, Fl. 32302

Notary Public, State of Florida
My Commission Expires 03-30-87
Bonded By American Fire & Casualty Company



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RECORDED
1981 NOV 20 PM 12:49
CARLTON TUCKER
CLERK OF COURT
WAKULLA COUNTY, FLORIDA
48276

BIDDY CHAPIN & ASSOCIATES INC.
ENGINEERS AND LAND SURVEYORS TALLAHASSEE FLA. 386-4159

LEGAL DESCRIPTION
LOT# 1 BLOCK "C"

RIVERBEND ESTATES (AN UNRECORDED SUBDIVISION)

COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 2 West, WAKULLA COUNTY, FLORIDA, and run South 00 degrees 01 minutes 22 seconds East 3373.61 feet along the East boundary line of Section 3 to a point, said point being the intersection of the East boundary line of Section 3 and the South right-of-way line of State Road # 372, thence North 85 degrees 20 minutes 00 seconds West 662.36 feet along said South right-of-way line to a point, thence leaving aforementioned right-of-way, run South 12 degrees 29 minutes 02 seconds East 475.61 feet to a point, thence South 61 degrees 12 minutes 27 seconds West 216.88 feet to the POINT OF BEGINNING, thence south 06 degrees 25 minutes 57 seconds East 193.53 feet to a point on the right-of-way line of a 50.00 foot road, thence South 60 degrees 31 minutes 29 seconds West 118.11 feet along said North right-of-way line to a point, said point being the intersection of the North right-of-way line of a 50.00 foot road and the east right-of-way line of a 50.00 foot road, thence North 04 degrees 00 minutes 36 seconds West 198.68 feet along the East right-of-way line of a 50.00 road to a point, thence leaving said right-of-way line run North 61 degrees 12 minutes 27 seconds East 108.44 feet to the POINT OF BEGINNING, containing 0.5 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

Ted L. Biddy

TED L. BIDDY, P.E.
FLA. REGISTERED LAND SURVEYOR No. 2658
FLA. PROFESSIONAL ENGINEER No. 17656

OFF.
REC.

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8-31-78
DATE

JOB No. _____
BOOK No. _____