

This Instrument Prepared by & return to:
Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: Smith, Thompson, Shaw, Minacci & Colon, PA
Fourth Floor, 3520 Thomasville Rd.
Tallahassee, FL 32309
20130677LAG

Parcel I.D. #:

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

THIS WARRANTY DEED Made the 14 day of May, A.D. 2013, by **BENNETT STEPHENS*, TODD A. STEPHENS, and**
*** (a/k/a Bennett J. Stephens, Jr.)**
TAMRA S. GIORDANO, hereinafter called the grantors, to **ROY LAFAYETTE AVERY, III**, whose post office address is **78 FAITH**
AVENUE, SOPCHOPPY, FL 32358, 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:

Lot 237, 238, 239, 240 of WEST SIDE, TOWN OF SOPCHOPPY, FLORIDA, according to the Plat thereof as recorded in Deed Book 5, Page(s) 801, of the Public Records of Wakulla County, Florida.

The above described property is not the homestead of the grantors.
Subject to taxes for the year 2013 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, 2012.

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:

Sadie Silvestro
Witness Signature
Sadie Silvestro
Printed Name
Rebecca Hatcher
Witness Signature
Rebecca Hatcher
Printed Name

Bennett Stephens L.S.
BENNETT STEPHENS
Address: 10420 Pleasant View Drive
Leesburg, FL 34788


State of FLORIDA
County WAKULLA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **BENNETT STEPHENS**, 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: FL DL and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 14th day of May, A.D. 2013.

Notary Public Rubber Stamp Seal

Rebecca Hatcher
Notary Signature
Rebecca Hatcher
Printed Notary Signature


Rebecca Hatcher
Notary Public
State of Florida
My Commission # EE 835803
Expires: September 17, 2016



Signed, sealed and delivered in the presence of:

Kimmy Laramore
Witness Signature

Kimmy Laramore
Printed Witness Signature

Becky Busbee
Witness Signature

Becky Busbee
Printed Witness Signature

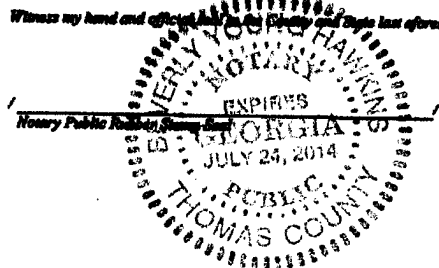
Todd A. Stephens
TODD A. STEPHENS
Address: 10420 Pleasant View Drive
Leesburg, FL 34788

State of GA
County of Thomas

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared TODD A. STEPHENS, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons:

and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this ____ day of May, 2014.



Beverly Young Hawkins
Notary Signature
Beverly Young Hawkins
Printed Notary Signature

Unofficial Copy

(M)

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

TAMRA S. GIORDANO

Address: 10420 Pleasant View Drive
Leesburg, FL 34788

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared TAMRA S. GIORDANO, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons:

and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 15th day of May, 2013.

Notary Signature

Notary Public Rubber Stamp Seal

Printed Notary Signature



Unofficial Copy

(Signature)