

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAN H. COLVIN
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32326
Property Appraisers Parcel Identification (Folio) Numbers: 25-3S-02W-000-01592-004

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 4th day of November, 2013 by MARY MELANIE HANSEN , herein called the grantor, to MICHAEL J. SHEFFIELD and NICOLE B. SHEFFIELD, husband and wife , whose post office address is 7259 Springhill Rd., Tallahassee, FL 32305 hereinafter called the Grantees:
(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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN, PURSUANT TO FLORIDA LAW. SUBJECT PROPERTY IS VACANT LAND.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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 grantees 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, and hereby 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, 2013.

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

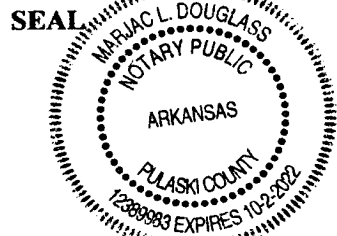
Signed, sealed and delivered in the presence of:

WITNESS
Witness #1 Signature
Witness #1 Printed Name
WITNESS
Witness #2 Signature
Witness #2 Printed Name

PLEASE SIGN
MARY MELANIE HANSEN
2507 MILLBROOK ROAD, LITTLE ROCK, AR 72227

NOTARIZE
STATE OF ARKANSAS
COUNTY OF PUL

The foregoing instrument was acknowledged before me this 4th day of November, 2013 by MARY MELANIE HANSEN who is personally known to me or has produced as identification.



Notary Public
Printed Notary Name

EXHIBIT "A"

PARCEL 1:

Tract 14C of Lost Creek Acres, an unrecorded subdivision, described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Wakulla County, Florida, marking the point of beginning. From said Point of Beginning then run North 00 degrees 25' 45" West 481.76 feet; thence South 89 degrees 04' 30" East 865.86 feet; thence South 00 degrees 16' 55" West 481.66 feet; thence North 89 degrees 04' 30" West 859.88 feet to the Point of Beginning, containing 9.54 Acres, more or less. Parcel ID number 25-3S-02W-000-01592-004.

SUBJECT TO a 30 foot wide roadway easement running along the total North and South boundaries of the above described real property.

SUBJECT TO an easement running along the West boundary of the above described real property, more particularly described as commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Wakulla County, Florida, marking the point of beginning. From said Point of Beginning run North 00 degrees 25' 45" West 481.76 feet; thence South 89 degrees 04' 30" East 30.00 feet; thence South 00 degrees 25' 45" East 372.24 feet; thence South 17 degrees 07' 42" East 105.03 feet; thence South 00 degrees 45' 03" West 9.62 feet; thence North 89 degrees 04' 30" West 60 feet to the Point of Beginning.

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