

This Instrument prepared by & return to

*Name: Francie Lowe
Guilday, Schwartz, Simpson, West, Hatch & Lowe P.A.
Address: 3042 Crawfordville Hwy.
Crawfordville, Florida 32327
Tax ID: 00-00-074-272-10223-F08*

**QUIT CLAIM DEED
WITH RESERVED ENHANCED LIFE ESTATE**

THIS QUIT CLAIM DEED ("Deed"), is made this 5th day of February, 2014, by Marlene Reid Baggett, an unremarried widow, whose address is 47 Goldfinch Way, Crawfordville, Florida 32327 ("Grantor"), and Christine Kelley, a married woman, whose address is 16 Irvin Langston Road, Crawfordville, Florida 32327, Sherry Lovell, a single woman, whose address is 47 Goldfinch Way, Crawfordville, Florida 32327, and Rhonda Lovell, a single woman, whose address is 1853 Rodrigue Lane, Tallahassee, Florida 32310, to hold as equal tenants in common ("Grantees").

Where used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor by these presents does hereby remise, release and quit claim unto Grantees forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in the County of Wakulla, State of Florida, to-wit (the "Property"):

Lot 8, Block "F" of SONGBIRD, a subdivision as per map or plat thereof recorded in Plat Book 3, Pages 88-92, of the Public Records of Wakulla County, Florida.

The Property is the constitutional homestead of Grantor and Grantor reserves unto Grantor, for and during Grantor's lifetime, the exclusive possession, use and enjoyment and present possessory interest of the Property.

Grantor reserves unto Grantor, for and during Grantor's lifetime, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste, Grantor further reserves unto Grantor, for and during Grantor's lifetime, the right without the joinder of Grantees, to sell, lease, encumber by mortgage, pledge, lien or otherwise manage or dispose of, in whole or in part, or grant any interest in the Property, by gift, sale or otherwise, so as to terminate the interest of Grantees, and with full power and authority to retain any and all proceeds generated thereby, as Grantor in Grantor's sole discretion shall decide, except to dispose of the Property, if any, by devise upon Grantor's death. Grantor further reserves unto Grantor the right without the joinder of Grantees, to cancel this deed by further conveyance, which conveyance shall terminate any and all rights which Grantees may possess by reason of this Deed.

Grantees shall hold a remainder interest in the Property and, upon the death of Grantor, if the Property has not been previously disposed of prior to Grantor's death, all remaining right, title and interest of Grantor, if any, in and to the Property shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Title not warranted by preparer.

Signed and sealed in the presence of:

Grantor:

Shelly E Powell
Witness Signature

Shelly E Powell
Printed Name

Vance Coley
Witness Signature

Vance Coley
Printed Name

Marlene Reid Baggett L.S.
Marlene Reid Baggett

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 5th day of February 2014 by Marlene Reid Baggett, an unmarried widow. She:

- is personally known to me.
- produced a current driver's license as identification.
- produced _____ as identification.

(Seal)

Frances C. Lowe
Frances C. Lowe

Print Name
Notary Public
My Commission Expires: _____

