

Prepared By and Return To:

Mang & Santurri, P.A.
1424 Piedmont Drive East, Suite 200
Tallahassee, FL 32308

Order No.: 2015070676

Property Appraiser's Parcel I.D. (folio) Number:
R00-00-074-272-10223-C09

WARRANTY DEED

THIS WARRANTY DEED dated July 31, 2015, by Randal Box, an unmarried man, whose post office address is 39 Walker Creek, Crawfordville, FL 32327 (the "Grantor"), to John S. Carson and Emily B. Carson, husband and wife, whose post office address is 60 Starling Trace, Crawfordville, Florida, 32327 (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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Two Hundred Seven Thousand And No/100 Dollars (\$207,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Wakulla, State of Florida, viz:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2014.

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

Signed, sealed and delivered in presence of:

Randal Box
Randal Box

[Signature]
Witness Signature

Sherry Fordham
Printed Name of First Witness

Grantor Address:

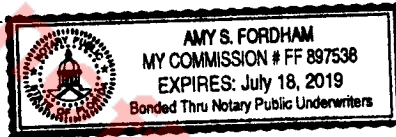
[Signature]
Witness Signature

Valeria S. Davis
Printed Name of Second Witness

State of FL
County of Leon

The foregoing instrument was acknowledged before me this July 31, 2015 by Randal Box. He/She/They is/are personally known to me or has produced driver license(s) as identification.

[Signature]
Notary



Official Copy

EXHIBIT A
Legal Description

Lot 9, Block "C" SONGBIRD SUBDIVISION PHASE I, according to the plat filed in Plat Book 3, Pages 88-92 at the office of the Clerk of the Circuit Court of Wakulla County, Florida.

Unofficial Copy