

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-071-000-10127-000 ET AL**

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 5 day of **May, 2016** by **MILDRED SHEPPARD, unmarried**, herein called the grantor, to **GILBERT BARFIELD and BRENDA BARFIELD, HUSBAND AND WIFE**, whose post office address is **P. O. BOX 1180, CARRABELLE, FL 32322**, 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 by reference made a part hereof.**

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

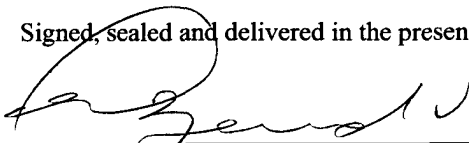
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, 2015.

**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 #1 Signature

LIONEL SAREVEDO


Witness #1 Printed Name



Witness #2 Signature

Jan H Colvin

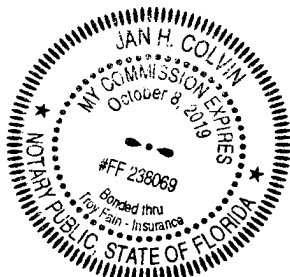
Witness #2 Printed Name

  
**MILDRED SHEPPARD**  
P. O. BOX 1944, CRAWFORDVILLE, FL 32326

**STATE OF FLORIDA**  
**COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 5 day of May, 2016 by MILDRED SHEPPARD who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**



  
Notary Public

Printed Notary Name

EXHIBIT "A"**PARCEL 1:**

A PARCEL OF LAND BEING FIVE ACRES SQUARE LYING IN THE NORTHWEST CORNER OF LOT 71 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA AS DESCRIBED IN DEED BOOK 11, PAGE 160 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY METES AND BOUNDS LEGAL DESCRIPTION AS FOLLOWS:

BEGIN AT AN OLD CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 71 (ALSO BEING THE NORTHEAST CORNER OF LOT 78) OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 16 DEGREES 59 MINUTES 12 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 71, A DISTANCE OF 464.37 FEET TO A ST. JOE PAPER COMPANY MONUMENT, THENCE RUN NORTH 72 DEGREES 49 MINUTES 13 SECONDS EAST 468.27 FEET TO A ST. JOE PAPER COMPANY MONUMENT, THENCE RUN NORTH 17 DEGREES 08 MINUTES 16 SECONDS WEST 464.56 FEET TO A ST. JOE PAPER COMPANY MONUMENT ON THE NORTHERLY BOUNDARY OF SAID LOT 71, THENCE RUN SOUTH 72 DEGREES 47 MINUTES 48 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY 467.04 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

ALL LAND IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF LOT 78 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA NOT INCLUDED IN THE MAGNOLIA GARDENS SUBDIVISION AND NOTED ON THE RECORDED PLAT OF SAID SUBDIVISION AS "NOT INCLUDED IN THIS PLAT", AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 37 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF REHWINKLE ROAD, AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY METES AND BOUNDS LEGAL DESCRIPTIONS AS FOLLOWS:

BEGIN AT AN OLD CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 71 (ALSO BEING THE NORTHEAST CORNER OF LOT 78) OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 73 DEGREES 44 MINUTES 42 SECONDS WEST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 78, A DISTANCE OF 352.45 FEET TO THE EASTERLY RIGHT-OF-WAY BOUNDARY OF REHWINKLE ROAD, THENCE RUN ALONG SAID RIGHT-OF-WAY BOUNDARY AS FOLLOWS: SOUTH 42 DEGREES 41 MINUTES 18 SECONDS EAST 163.22 FEET TO A POINT OF CURVE TO THE LEFT, THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 1267.31 FEET THRU A CENTRAL ANGLE OF 08 DEGREES 52 MINUTES FOR AN ARC DISTANCE OF 196.12 FEET, THENCE SOUTH 51 DEGREES 33 MINUTES 18 SECONDS EAST 295.92 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 1390.96 FEET THRU A CENTRAL ANGLE OF 01 DEGREE 03 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 25.87 FEET, THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTH 16 DEGREES 31 MINUTES 48 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 78, A DISTANCE OF 112.76 FEET TO A ST. JOE PAPER COMPANY MONUMENT, THENCE RUN NORTH 16 DEGREES 59 MINUTES 12 SECONDS WEST ALONG SAID EASTERLY BOUNDARY 464.37 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

Commence at an old concrete monument marking the Northeast corner of Lot 78 (also being the Northwest corner of Lot 71) of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 72 degrees 47 minutes 48 seconds East 467.16 feet to a St. Joe Paper Company concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 72 degrees 33 minutes 28 seconds East 141.98 feet to a St. Joe Paper Company concrete monument, thence run South 16 degrees 44 minutes 30 seconds East 842.33 feet, thence run South 72 degrees 42 minutes 20 seconds West 482.72 feet to the Northeasterly right-of-way boundary of Rehwinkle Road, thence run North 41 degrees 57 minutes 00 seconds West along said right-of-way boundary 129.42 feet to a point of curve to the left, thence run Northwesterly along said right-of-way boundary and along said curve with a radius of 1390.96 feet thru a central angle of 06 degrees 04 minutes 50 seconds for an arc distance of 147.62 feet, the chord of said arc being North 44 degrees 59 minutes 00 seconds West 147.55 feet, thence run North 16 degrees 29 minutes 18 seconds West 129.96 feet to a St. Joe Paper Company concrete monument, thence run North 72 degrees 48 minutes 05 seconds East 468.36 feet to a St. Joe Paper Company concrete monument, thence run North 17 degrees 08 minutes 33 seconds West 464.49 feet to the POINT OF BEGINNING.