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BOOK 1035 PAGE 479

STATUTORY WARRANTY DEED - 170

FINANCIAL INSTITUTION

Record & Return to

THIS INSTRUMENT PREPARED BY: PAT M. FOWLE  
FOWLER & CLARK, P.A.  
5915 CEDAR HILLS BOULEVARD  
JACKSONVILLE, FLORIDA 32210

# Warranty Deed

THIS INDENTURE, Made this 26th day of February, A.D. 1987 BETWEEN  
Grady W. Steele and Sarah K. Steele, his wife

of the County of Clay, State of Florida, parties of the first part, and  
Michael Glenn Carroll, unmarried, whose mailing address is:  
1254 Grove Road Orange Park, Florida 32073

of the County of Clay, State of Florida, party of the second part,  
WITNESSETH: That the said parties of the first part, for and in consideration of the sum of  
Ten Dollars and 00/100 and other valuable consideration-----Dollars,  
to them in hand paid by the said party of the second part, the receipt whereof is hereby acknow-  
ledged, they have granted, bargained and sold to the said party of the second part,  
their heirs and assigns forever, the following described land, situate, lying and being in the  
County of Clay, State of Florida, to wit:

That certain Condominium parcel composed of Dwelling Unit No. 24 in THE  
GROVE CONDOMINIUM, according to Declaration of Condominium filed for  
record in Official Records Volume 315, Page 215, of the current public  
records of Clay County, Florida.

87-06686

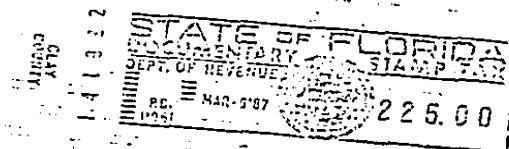
FILE NO. 87-06686  
OFFICIAL RECORDS NO. 1035  
PAGE 479 SECOND VERIFIED



HAR 9 12 03 PM '87

FILED AND RECORDED IN PUBLIC  
RECORDS OF CLAY COUNTY, FLA.

CLERK OF CLAY COUNTY



Subject to Taxes for current year and subsequent years.  
Subject to Easements, Restrictions and Covenants of Record,  
if any.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend  
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and  
seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

*Shirley M. Kulesh*

*Condy L. Smith*

*Grady W. Steele* (SEAL)  
Grady W. Steele

*Sarah K. Steele* (SEAL)  
Sarah K. Steele

(SEAL)

(SEAL)

STATE OF FLORIDA

COUNTY OF Duval

35.

Before me personally appeared Grady W. Steele

and Sarah K. Steele, his wife, to me well known  
and known to me to be the individuals described in and who executed the foregoing instrument, and  
acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 26th day of February  
1987 at Jacksonville, County and State aforesaid.

*Condy L. Smith*  
Notary Public in and for the County and State Aforesaid.  
My commission expires:

Notary Public, State of Florida  
My Commission Expires Nov. 18, 1988