

THIS INSTRUMENT PREPARED BY:  
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Jacksonville, Florida 32202

RECORD AND RETURN TO:  
David T. Abraham, Esquire  
50 North Laura Street, Suite 3100  
Jacksonville, Florida 32202

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Clay County, FL  
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## WARRANTY DEED

May

THIS WARRANTY DEED made this 6 day of April, 1999 by Roy T. Pound, a single man, hereinafter called Grantor, and whose address is 6848 St. Augustine Rd., Jax, FL to Royce M. Copeland and Cynthia A. Copeland, husband and wife, hereinafter called Grantee and whose address is 4587 Allan Lake Road, Keystone Heights, Florida.

(Wherever used herein the term "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 NO/100 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, lying and being in Clay County, Florida, viz:

Exhibit A legal description is attached hereto and by this reference incorporated herein.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

This instrument prepared without benefit of survey.

SUBJECT TO taxes accruing subsequent to December 31, 1998.

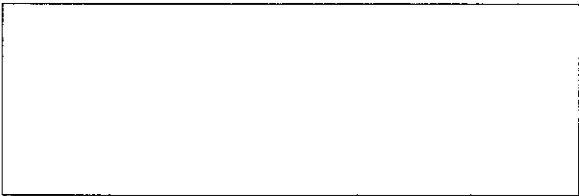
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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.

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



Signed, sealed and delivered in our presence:

Judy J. Copeland  
Witness Signature

Judy J. Copeland  
Witness Printed Signature

Harold L. Copeland  
Witness Signature

Harold L. Copeland  
Witness Printed Signature

Roy T. Pound  
Roy T. Pound

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of <sup>18</sup>~~April~~<sup>May</sup>, 1999 by Roy T. Pound, a single man. He is personally known to me or has produced identification. \_\_\_\_\_ as

Notary Public, State and County Aforesaid  
Tina L. Pressky  
Notary Signature

Tina L. Pressky  
Notary Printed Signature

\_\_\_\_\_  
(Title or Rank)  
CC647790  
(Serial No., if any)



## EXHIBIT "A"

## LEGAL DESCRIPTION

A parcel of land situated in Sections 4 and 9 of Township 8 South, Range 24 East, Clay County, Florida; said parcel being Lot 16 of ALAN LAKE ESTATES, an unrecorded map of lands as surveyed by Joseph G. Knapp, Registered Land Surveyor dated January 18, 1980 and being more particularly described as follows:

Commence at the Southeast corner of Section 9, Township 8 South, Range 24 East, and run North 00 degrees 03 minutes 34 seconds East, along the East line of said Section 9 a distance of 1962.86 feet to the Southeasterly right of way line of "M" Lake Road; thence run North 77 degrees 09 minutes 35 second East, along said Southeasterly right of way line 408.37 feet to an iron pipe and the Southwest corner of Lot 834 of OAK FOREST EXTENSION, an unrecorded subdivision; then run along the West boundary of said OAK FOREST EXTENSION with the following courses and distances: North 06 degrees 28 minutes 50 seconds West, 420.00 feet; North 39 degrees 47 minutes 36 seconds East, 496.95 feet; North 50 degrees 12 minutes 24 seconds West, 1887.65 feet to an iron pipe; thence leave said Westerly boundary and run South 52 degrees 52 minutes 25 seconds West, 552.79 feet to an iron pipe; thence run North 50 degrees 02 minutes 10 seconds West, 852.72 feet to an iron pipe; thence run North 71 degrees 35 minutes 38 seconds West, 657.62 feet; thence run North 15 degrees 01 minutes 01 seconds West, 645.00 feet to an iron pipe and the point of beginning; thence continue North 15 degrees 01 minute 01 seconds West, 225.88 feet to an iron pipe; thence run South 86 degrees 49 minutes 08 seconds East, 306.95 feet to the center-line of Alan Lake Road; thence run Southerly along said center-line with a curve concave Easterly, said curve having a central angle of 32 degrees 56 minutes 27 seconds, a radius of 130.00 feet and a chord bearing and distance of South 00 degrees 33 minutes 09 seconds East, 73.72 feet; thence run South 17 degrees 01 minutes 23 seconds East, along said center-line 45.74 feet; thence run South 72 degrees 17 minutes 26 seconds East, 275.09 feet to the point of beginning.

Subject to an easement for Utilities and general road purposes across a 30 foot strip of land lying adjacent to and parallel to the above described center-line of Alan Lake Road.