

Prepared by: **5 MIN. RETURN**  
Glenn A. Taylor  
GLENN A. TAYLOR, P.A.  
462 Kingsley Avenue, Suite 103  
Orange Park, Florida 32073  
File Number: 06-385

WARRANTY DEED

THIS INDENTURE is made this June 30, 2006 A.D. By

NEILSON D. MIDDLETON and PENNY A. MIDDLETON, husband and wife,  
whose address is: RT. 1, BOX 235, LUDOWICI, GEORGIA 31316,  
hereinafter called the grantor, to

SHAWN ANDREWS, a single man,  
whose post office address is: 1727 PENZANCE PARKWAY, MIDDLEBURG, FLORIDA 32068,  
hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 Clay County, Florida, viz:

LOT 2, BLOCK 4, COPPERGATE, UNIT ONE, ACCORDING TO PLAT THEREOF AS RECORDED  
IN PLAT BOOK 20, PAGES 45, 46, 47 AND 48, OF THE PUBLIC RECORDS OF CLAY COUNTY,  
FLORIDA.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: 32-04-25-008101-039-30

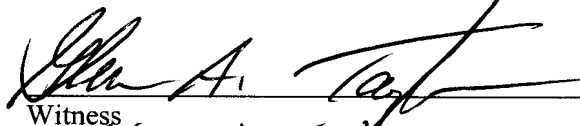
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

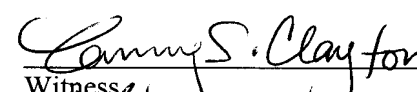
And the grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

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:

  
Witness  
Glenn A. Taylor  
Printed Name

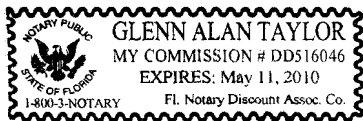
  
(Seal)  
NEILSON D. MIDDLETON

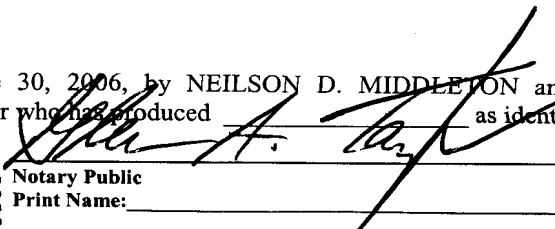
  
Witness  
Penny A. Middleton  
Printed Name

  
(Seal)  
PENNY A. MIDDLETON

State of FLORIDA  
County of CLAY

The foregoing instrument was acknowledged before me this June 30, 2006, by NEILSON D. MIDDLETON and PENNY A. MIDDLETON, husband and wife, who is/are personally known to me or who has produced as identification.



  
Notary Public  
Print Name:  
My Commission Expires: