

Prepared by :  
Assurance Land Title & Escrow, Inc.  
P. O. Box 1155  
Green Cove Springs, Fl 32043

Parcel ID # 38-06-26-018320-000-00

✓ **RECORD AND RETURN TO GRANTEE**

**WARRANTY DEED**

**THIS WARRANTY DEED** made the 12<sup>th</sup> day of September, 2006, by **LEANN STEPHENS, a married person**, whose address is: 12025 King Road, Roswell, GA, 30075, hereinafter called the "Grantor" to **GERALD W. BISHOP, a married man**, whose address is: P. O. Box 2703, Orange Park, Fl 32067, hereinafter called the "Grantee".  
(Whenever 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 \$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:

**An undivided one-third interest in the following property:**

**Lots 19 and 21, Block "SX" of SHANDS PLAT, according to plat thereof as recorded in Plat Book 2, page 1, of the public records of Clay County, Florida.**

**NOTE:** This property is vacant land and is not the homestead of the grantor.

**SUBJECT TO:** Covenants, Easements, Restrictions and Reservations of record, if any.

**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 is lawfully seized of the land in fee simple; that said 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 December 31, 2005.

**IN WITNESS WHEREOF,** the said grantors have signed and sealed these presents the day and year first above written.

**SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:**

(1) [Signature]  
Witness Name: Jandra Grayson

(2) [Signature]  
Witness Name: Shanna R Singletary

[Signature]  
LEANN STEPHENS

STATE OF ~~FLORIDA~~ GEORGIA  
COUNTY OF CHEROKEE

The foregoing instrument was acknowledged before me this 12 day of September, 2006, by LEANN STEPHENS, who ( ) is personally known to me or who ( ) has produced drivers licenses as identification. Drivers license

[Signature]  
Notary Public ARLEN A WINTERING  
Commission Expires: 2-17-08