

Prepared by:

Estate Title & Trust  
10450 San Jose Boulevard, Suite 3  
Jacksonville, Florida 32257

File Number: 09-1347

Return toGrantee

General Warranty Deed

THIS INDENTURE, made this October 15, 2009 A.D. By Shawn Andrews, unmarried, whose address is: 3347 WALL ROAD, GREEN COVE SPRINGS, FL 32043, hereinafter called the grantor, to Evelyn E. Hill and Patricia Jackson, as joint tenants with rights of survivorship, whose post office address is: 1727 Penzance Parkway, Middleburg, Florida 32068-3915, hereinafter called the grantee:

(Whenever 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 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 1, according to the plat thereof, as recorded in Plat Book 20, Pages 45, 46, 47, and 48, of the Public Records of Clay County, Florida.

Parcel ID Number: 320425-008101-039-30

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 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 except taxes accruing subsequent to December 31, 2008.

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**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:*

Angela M Stinespring  
**Witness (#1)**  
Printed Name Angela M Stinespring

Linda Ruggles  
**Witness (#2)**  
Printed Name Linda Ruggles

State of FLORIDA  
County of DUVAL

The foregoing instrument was acknowledged before me this 15th day of October, 2009, by **Shawn Andrews, unmarried**, who is/are personally known to me or who has produced **drivers license** as identification.

Shawn Andrews (Seal)  
**Shawn Andrews**

ANGELA M. STINESPRING  
Notary Public, State of Florida  
My comm. exp. Mar. 29, 2011  
Comm. No. DD 649939

Angela M Stinespring  
**Notary Public**  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_