

ORIGINAL

Prepared by, Record & Return  
to: Newton & Newton, P.A.  
10192 San Jose Boulevard  
Jacksonville, Florida 32257  
File No. 24-0015

**SPECIAL WARRANTY DEED**

THIS WARRANTY DEED made this 28 day of February, 2024, by  
**ADAMS HOMES OF NORTHWEST FLORIDA, INC.**, a Florida corporation, whose post  
office address is 100 West Garden Street, Pensacola, FL 32502, hereinafter  
called Grantor, to Sarajeon Everett Churchill, an unmarried woman

whose post office address is 3148 Laurel Springs Dr, Green Cove Springs, FL 32043  
, hereinafter called Grantee;

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of Ten and No/100  
Dollars (\$10.00) and other valuable consideration, to it in hand paid by said  
Grantee, the receipt and sufficiency of which are hereby acknowledged, has  
granted, bargained and sold to the said Grantee, its heirs, legal  
representatives, successors and assigns forever, the following described land  
situate, lying and being in Clay County, Florida:

**Lot 14, SHADOW CREST AT ROLLING HILLS, according to the map or plat thereof,  
as recorded in Plat Book 69, Page(s) 50 through 63, of the Public Records of  
Clay County, Florida.**

RE # **270525-010109-019-14**

TOGETHER with all the tenements, hereditaments and appurtenances thereto  
of Grantor belonging or in any wise appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully  
seized of said land in fee simple; that Grantor has good right and lawful  
authority to sell and convey said land; that Grantor hereby fully warrants  
the title to said land subject to taxes accruing subsequent to December 31,  
2021; and covenants; conditions; restrictions and easements of record, and  
will defend the same against the lawful claims of all persons claiming by and  
through Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be  
executed in its name by its duly authorized representative the day and year  
first above written.

Signed, sealed and delivered  
the presence of:

Courtney Morrison  
Witness **Courtney L. Morrison**  
100 W Garden St, Pensacola, FL 32502

C. McGuff  
Witness **Claudia McGuff**  
100 W Garden St, Pensacola, FL 32502

**ADAMS HOMES OF NORTHWEST FLORIDA,  
INC., a Florida corporation**

By: Don Adams  
**Don Adams**  
**Its Chief Financial Officer**

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of X  
physical presence or online notarization, on this 28 day of  
February, 2024, by **Don Adams**, who is the **Chief Financial  
Officer** of **ADAMS HOMES OF NORTHWEST FLORIDA, INC.**, a Florida corporation,  
and who is personally known to me.



Courtney Morrison  
Notary Public  
My Commission Expires: