

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 Sarajeun 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.

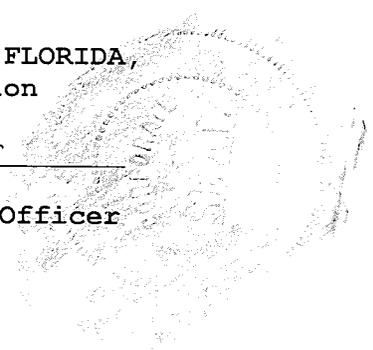
Signed, sealed and delivered
the presence of:

Courtney L. 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: