

97100839

# ADVANCE HOMESTEAD TITLE

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO THE WRITING OF A TITLE INSURANCE POLICY BY AND RETURN TO:  
THOMAS F. STENSON  
ADVANCE HOMESTEAD TITLE  
4771 SOUTH SUNCOAST BLVD.  
HOMOSASSA, FLORIDA 34446

Property Appraisers Parcel I.D. (Folio) Number(s):  
R1118S18E0070 01770 0090

Grantee(s) S.S.#(s):

WARRANTY DEED FILED & RECORDED  
IND. TO IND. CITRUS COUNTY Florida  
BETTY CLERK

0978810

VERIFIED BY:

KB

Documentary Tax Paid

\$ 390.50

Intangible Tax Paid

\$

Betty Striffler,

Clerk of Circuit Court,

Citrus County, Florida

By: CAC

D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 19TH day of SEPTEMBER A.D. 19 97 by DELORES R. LEEPER, an unmarried widow

hereinafter called the grantor, to RICHARD E. McALLISTER and ARLENE Y. McALLISTER, his wife  
whose postoffice address is 618 WEST BUTTONBUSH DRIVE BEVERLY HILLS, FLORIDA  
hereinafter called the grantee: 34465

(Wherever 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 the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Citrus County, Florida, viz:  
Lot 9, Block 177, Unit No. 7, of BEVERLY HILLS as per Plat thereof, recorded in Plat Book 12, Pages 101 through 105, of the Public Records of Citrus County, Florida.

THE GRANTOR HEREIN STATES THAT SHE WAS CONTINUOUSLY MARRIED TO ROBERT W. LEEPER FROM AUGUST 13, 1985 (DATE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 677, PAGE 461), THROUGH AND INCLUDING THE DATE OF HIS DEATH ON JANUARY 21, 1990.

**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, 1996, restrictions, reservations, covenants and easements of record.

**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 Signature  
SUE KATTNER  
Printed Signature  
SUE KATTNER  
Witness Signature  
KAREN WARDLAW  
Printed Signature  
KAREN WARDLAW

Witness Signature  
Printed Signature  
Witness Signature  
Printed Signature

Printed Signature  
STATE OF GEORGIA  
COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 17th day of September 19 97 by DELORES R. LEEPER, an unmarried widow

WITNESSES: I, the undersigned, being a Notary Public in and for the State of Georgia, do hereby certify that the foregoing instrument was acknowledged before me and that the signers are the persons whose names are subscribed to the same.

DELORES R. LEEPER L.S.  
2407 PARK AV  
PEACHTREE CITY GA 30269

L.S.  
Post Office Address

Notary Public  
KAREN WARDLAW  
1999



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