

105 Doc
549.52 Doc

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This Instrument Prepared by & return to:
Name: Janice B. Parker, an employee of
The Title Source of Tampa
Address: 1200 W. Cass Street
Tampa, FL 33606
at 3140
Phone: 813-208-1188-0018-00060-0153

VERIFIED BY:
[Signature] D.C.

Grantor's S.S. #: 233047653 233174546
Grantor's S.S. #: 591984383

SPACE ABOVE THIS LINE FOR PROCEEDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 2nd day of March, A.D. 2001.

by GUYTON A. WHEELER NEKA GUYTON ALLISON,

hereinafter called the grantor,

to JEFFREY KEENER and ROBIN KEENER, husband and wife

whose post office address is 6415 S. REDBIRD LN., LECANTE, FLORIDA,

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$12.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in CITRUS County, State of Florida, viz:

Lot 19^{1/2} of a subdivision of Lot 6 and 7, CARDINAL ACRES being more particularly described as follows:

Commence at the NW corner of Lot 7 Cardinal Acres, as recorded in Plat Book 6, page 109, public records of Citrus County, Florida; thence South 0° 30' 50" West along the West line of said Lot 7 and along the West line of Lot 6 as shown on said Plat, a distance of 509.34 feet to the Point of Beginning; thence continue South 0° 30' 50" West along the West line of said Lot 6 a distance of 153.83 feet to the SW corner of said Lot 6, thence North 89° 02' 22" East along the South line of said Lot 6 a distance of 160.47 feet thence North 0° 30' 43" East 153.55 feet, thence South 89° 07' 40" West 160.38 feet to the Point of Beginning. Subject to a 15 foot wide easement along the North boundary thereof for road right of way.

SUBJECT TO TAXES FOR THE YEAR 2000 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Documentary Tax paid \$ 549.52
Intangible Tax paid \$ 0.00
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: [Signature] D.C.

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To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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, 2000.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Paula M Kirkland
Grantor (as to first Grantor)

Paula M. Kirkland
Printed Name

Denise Cantrell
Witness Signatures (as to first Grantor)

Denise Cantrell
Printed Name

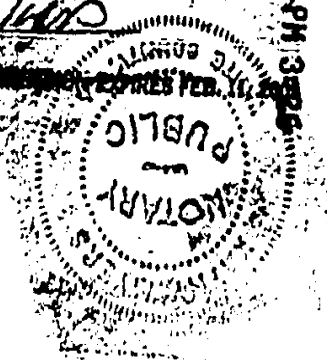
Ginger Allison
GINGER E. BRIGGS aka GINGER ALLISON
5014 Stonehedge Dr
Cleveland Ga 30538

BK 14 14 PG 002

State of GEORGIA
County of White

The foregoing instrument was acknowledged before me this 2nd day of March, 2001, by GINGER E. BRIGGS aka GINGER ALLESON, who is known to me or who has produced Ga. Driver's License as Identification and who did (did not) take an oath.

Neil M. Davis
Signature of Notary Public
My commission expires FEB. 11, 2002



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