



2009020696 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Erica M. Henick**  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel I.D. No: 23-18S-18E-0030-0150

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$840.00  
# 2009020696 BK:2286 PG:674  
05/11/2009 01:41 PM 1 PG  
JCARROLL,DC Receipt #015733

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 6 day of May, 2009 by **DOUGLAS L. BALL**, herein called the grantor, to **APPALACHIAN FASTENERS & SUPPLY, INC.**, whose post office address is P.O. Box 3032, Beckley, WV 25801, hereinafter called the Grantee:  
*(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 \$120,000.00 Dollars 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 CITRUS County, State of Florida, viz.:

**LOT 15, BRENTWOOD VILLAS (A REPLAT) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 24 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

**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, and hereby 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.

**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:

Witness #1 Signature  
Erica M. Henick  
Witness #1 Printed Name

DOUGLAS L. BALL  
114 BLUEBERRY PL., DANIELS, WV 25832

Witness #2 Signature  
  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 6 day of May, 2009 by DOUGLAS L. BALL who is personally known to me or has produced **Driver's License** as identification.

**SEAL**

My commission expires:



Notary Public  
Erica M. Henick  
Printed Notary Name