

This instrument prepared by:
Name: Isadora M. Akialis
Flagler County Abstract Company
300 N 2nd Street
Flagler Beach, Florida 32136
FILE NO. C19771
Property Appraisers Parcel Identification Number(s):
12-12-31-5900-00770-0310

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 17th day of, by

Jerry Nathaneal Smith and James Berry Smith, joint tenants with full right of survivorship

whose street address is 3 Nantucket Drive, Palm Coast, Florida 32137

hereinafter called the grantor*, to

Curtis Sherrod and Joan Sherrod, husband and wife and Joan E. Sherrod, all as joint tenants with full right of survivorship

whose street address is 2001 SW 100th Terrace, Miramar, Florida 33025

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 TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lot 31, Block 77, Amended Plat of Venice Park, a subdivision according to the plat or map thereof described in Plat Book 3, Page 51, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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 31st, 2010. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

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:

Jane M. O'Donnor
Witness 1 Signature
JANE M. O'DONNOR
Printed or Typed Name

[Signature]
Jerry Nathaneal Smith

[Signature]
Witness 2 Signature
Michael Akialis
Printed or Typed Name

[Signature]
James Berry Smith

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 17th day of, , by Jerry Nathaneal Smith and James Berry Smith, joint tenants with full right of survivorship who is personally known to me or who produced F. Dionis, Jr. as identification and who did/did not take an oath.

[Signature]
Notary Public
My Commission Expires:



✓ 12/20/2010