

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Ellen G. Willmott, Esq.
Willmott, Connor and Clow, P.A.
1800 Sand Beach Road
North Palm Beach, Florida 33408
Our File No.: **10-1023**

Property Appraisers Parcel Identification (Folio) Number: **52-85-96-54-74-000.0**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$255,000.00**. Florida Documentary Stamps in the amount of **\$1,785.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **15th** day of **February, 2010** by **Thomas D. Moulton, a single man, and Joanna S. Harrison, a single woman, joint tenants**, whose post office address is **117 Courthouse Square, Montgomery, AL 36104** herein called the Grantors, to **Howard A. Franklin and Mary B. Franklin, husband and wife** whose post office address is **17 Sampson Street, Palm Beach Gardens, FL 33419**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 BROWARD County, State of Florida, viz.:

Lot 167, Block 25, of MONTGOMERY ACRES, according to the Plat thereof, as recorded in Plat Book 24, Page 78, of the Public Records of BROWARD County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.

This is not the Homestead Property of the Grantors, who live at 117 Courthouse Square, Montgomery, AL 36104.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2009.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Thomas D. Moulton

Witness #1 Printed Name

Joanna S. Harrison

Witness #2 Signature

Witness #2 Printed Name

STATE OF ALABAMA COUNTY OF BALDWIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2____ by Thomas D. Moulton and Joanna S. Harrison who are personally known to me or have produced _____ as identification and did did not take an oath.

SEAL

Notary Public

Printed Notary Name

My Commission Expires: