

Original

This instrument was prepared:
Mollie M. Garrett, Esquire
463688 State Road 200 STE 1-315
Yulee, FL 32097

PIN: 27-3N-25-0000-0003-0080 and
34-3N-25-0000-0004-0000

No title search was performed in connection with the preparation of this deed.

WARRANTY DEED

THIS DEED made this 26th day of February, 2016, by between **ALBERT L. HIGGINBOTHAM and SHARI T. GRAHAM** (the "Grantor"), and to **GERALD A. MCFALL, JR. and DEBORAH J. MCFALL, husband and wife**, whose address is P.O. Box 164 Callahan, Florida 32011 (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all of said Grantor's right, title and interest, in and to the following described real property located in Nassau County, Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED AND
MADE A PART HEREOF.**

The subject property is not the homestead property of Grantor.

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS: Residential dwellings permitted on this real property are restricted to single family homes constructed on site. No mobile homes, trailers or other manufactured homes are permitted. This restriction shall run with the land.

TOGETHER WITH all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interests in property), easements (rights to use land of another) and appurtenances (rights used with land for its benefit) belonging to or benefitting such property.

TO HAVE AND TO HOLD in fee simple forever. 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; that the Grantor has hereby fully warrants the title to said and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for taxes accruing after December 31, 2015.

IN WITNESS WHEREOF, the Grantor has executed his presents as of the day and year first above written.

Signed and delivered in the presence of:

Alisa K.
Print Name: Alisa Kilgore

Debra A. K.
Print Name: Debra A. K.

Albert L. Higginbotham
ALBERT L. HIGGINBOTHAM

Shari T. Graham
SHARI T. GRAHAM

STATE OF FLORIDA)
COUNTY OF NASSAU)

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of February, 2016, by ALBERT L. HIGGINBOTHAM and SHARI T. GRAHAM who ☒ are personally known to me or ☐ has produced _____ as identification.

Roger A. Bridge
Notary Public



Roger A. Bridge
State of Florida
My Commission Expires 07/24/2019
Commission No. FF 233003

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 27 ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 63°16'11"EAST, 647.42 FEET TO A POINT IN THE CENTER LINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES; THENCE SOUTH 43°19'43"EAST ALONG SAID CENTER LINE, 124.51 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND CENTER LINE OF EASEMENT AN ARC DISTANCE OF 184.29 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°55'36"EAST, 181.40 FEET; THENCE SOUTH 78°31'29"EAST, CONTINUING ALONG SAID CENTER LINE OF A 60.00 FOOT EASEMENT, 140.24 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1200.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND SAID CENTER LINE OF A 60.00 FOOT EASEMENT, AN ARC DISTANCE OF 265.72 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°52'08"EAST, 265.17 FEET, THENCE NORTH 88°47'17"EAST CONTINUING ALONG SAID CENTER LINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES 128.39 FEET; THENCE SOUTH 00°18'13"EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, 1406.35 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°44'26"WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, 1352.45 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°18'41"WEST, ALONG THE WEST LINE OF AFORESAID SECTION 34, 1372.50 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34 AND THE SOUTHWEST CORNER OF SECTION 27 AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 46.00 ACRES MORE OR LESS.

TOGETHER WITH A 60.00 FOOT EASEMENT FOR INGRESS AND EGRESS FROM THE EAST LINE OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 OVER AND ACROSS AN EXISTING DIRT ROAD RUNNING SOUTHEASTERLY TO MIDDLE ROAD.

60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES
A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 88°33'21"EAST ALONG THE SOUTH LINE
OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 1224.79 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°47'17"EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID
SECTION 27, 1483.85 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID
SECTION 27; THENCE NORTH 01°41'47"WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SAID SECTION 27, 60.00 FEET; THENCE SOUTH 88°47'17"WEST, 1483.34 FEET TO A POINT OF CURVE TO THE RIGHT
AND HAVING A RADIUS OF 1170.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE
OF 259.07 FEET TO THE POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF
NORTH 84°52'06"WEST, 258.54 FEET; THENCE NORTH 78°31'29"EAST, 140.24 FEET TO A POINT OF CURVE TO THE RIGHT
AND HAVING A RADIUS OF 270.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE
OF 165.86 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF
NORTH 60°55'36"WEST, 163.26 FEET; THENCE NORTH 43°19'43"EAST, 288.59 FEET TO A POINT OF CURVE TO THE LEFT
AND HAVING A RADIUS OF 530.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF
268.93 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
57°51'54"WEST, 266.05 FEET; THENCE NORTH 72°24'04"WEST, 166.21 FEET TO A POINT OF CURVE TO THE RIGHT AND
HAVING A RADIUS OF 370.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF
122.91 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
62°53'04"WEST, 122.35 FEET; THENCE NORTH 53°22'03"WEST, 427.65 FEET TO A POINT OF CURVE TO THE RIGHT AND
HAVING A RADIUS OF 995.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF
210.22 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
47°18'54"WEST, 209.83 FEET; THENCE NORTH 41°15'45"WEST, 584.56 FEET TO A POINT OF CURVE TO THE LEFT AND
HAVING A RADIUS OF 630.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF
184.60 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
49°39'25"WEST 183.94 FEET; THENCE NORTH 58°03'05"WEST, 248.93 FEET TO A POINT OF CURVE TO THE LEFT AND
HAVING A RADIUS OF 2305.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF
98.03 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
59°16'11"WEST, 98.03 FEET; THENCE NORTH 60°29'18"WEST, 281.90 FEET TO A POINT OF CURVE TO THE RIGHT AND
HAVING A RADIUS OF 4320.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF
128.73 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
59°38'05"WEST, 128.72 FEET; THENCE NORTH 58°46'51"WEST, 371.45 FEET TO A POINT OF CURVE TO THE LEFT AND
HAVING A RADIUS OF 1720.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF
319.62 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°06'16"WEST, 319.16
FEET; THENCE SOUTH 88°17'27"WEST ALONG THE SOUTH LINE OF AN EXISTING 60.00 FOOT EASEMENT FOR INGRESS AND
EGRESS, 171.64 FEET; THENCE SOUTH 71°45'02"EAST, 91.63 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A
RADIUS OF 1660.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 375.76 FEET
TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH
65°15'57"EAST, 374.96 FEET; THENCE SOUTH 58°46'51"EAST, 371.45 FEET TO A POINT OF CURVE TO THE LEFT AND
HAVING A RADIUS OF 4380.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF
130.52 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH
59°38'05"EAST, 130.51 FEET; THENCE SOUTH 60°29'18"EAST, 281.90 FEET TO A POINT OF CURVE TO THE RIGHT AND
HAVING A RADIUS OF 2245.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF
95.48 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH
59°16'11"EAST, 95.48 FEET; THENCE SOUTH 58°03'05"EAST, 248.93 FEET TO A POINT OF CURVE TO THE RIGHT AND
HAVING A RADIUS OF 570.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF
167.02 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH
49°39'25"EAST, 166.42 FEET TO A POINT OF TANGENT; THENCE SOUTH 41°15'45"EAST, 584.56 FEET TO A POINT OF
CURVE TO THE LEFT AND HAVING A RADIUS OF 1055.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT
AN ARC DISTANCE OF 222.89 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING
AND DISTANCE OF SOUTH 47°18'54"EAST, 222.48 FEET; THENCE SOUTH 53°22'03"EAST, 427.65 FEET TO A POINT OF
CURVE TO THE LEFT AND HAVING A RADIUS OF 430.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT
AN ARC DISTANCE OF 142.85 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND
DISTANCE OF SOUTH 62°53'04"EAST, 142.19 FEET; THENCE SOUTH 72°24'04"EAST, 166.21 FEET TO A POINT OF CURVE
TO THE RIGHT AND HAVING A RADIUS OF 470.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN
ARC DISTANCE OF 238.48 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND
DISTANCE OF SOUTH 57°51'54"EAST, 235.93 FEET; THENCE SOUTH 43°19'43"EAST, 288.59 FEET TO A POINT OF CURVE
TO THE LEFT AND HAVING A RADIUS OF 330.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC
DISTANCE OF 202.71 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND
DISTANCE OF SOUTH 60°55'36"EAST, 199.54 FEET; THENCE SOUTH 78°31'29"EAST, 140.24 FEET TO A POINT OF CURVE
TO THE LEFT AND HAVING A RADIUS OF 1230.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC
DISTANCE OF 272.36 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND
DISTANCE OF SOUTH 84°52'06"EAST, 271.80 FEET.