

OR1099PG 642

This Warranty Deed Made and executed the 23rd day of January A. D. 1984 by A.B. TAFF & SONS, INC.

a corporation existing under the laws of the State of Florida, and having its principal place of business at TALLAHASSEE, FLORIDA hereinafter called the grantor, to

STANFORD E. SPRULL AND JOSEPHINE SPRULL, HIS WIFE whose postoffice address is 5862 Dupare Circle Tallahassee, FL 32301 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Leon County, Florida, viz:

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



RECORDED IN THE PUBLIC RECORDS OF LEON CO. FLA. 6543321 JAN 26 12 58 PM 1984 PAUL F. BRADSHAW, CLERK OF CIRCUIT COURT

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE OVER, UNDER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF AND RESERVING THE SAME EASEMENT UNTO THE GRANTOR FOR THE SAME PURPOSES.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, 1984. Subject to easements, restrictions and reservations of record if any. Subject further to restrictions as set out in EXHIBIT "B" attached hereto and made a part hereof.

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Secretary

A.B. TAFF & SONS, INC.

Signed, sealed, and delivered in the presence of:

Two witnesses (handwritten signatures)

By: GEORGE S. TAFF, President (handwritten signature and stamp)

STATE OF FLORIDA COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GEORGE S. TAFF

well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of JANUARY, A. D. 1984

PREPARED BY: L.E. CRUM CAPITAL ABSTRACT & TITLE, INC. 1738 THOMASVILLE ROAD TALLAHASSEE, FLORIDA 32303 Pursuant to issuance of title insurance

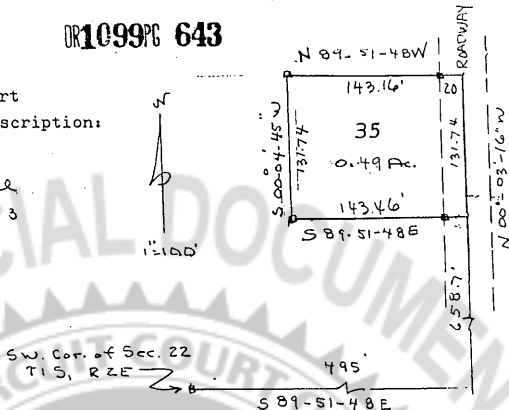
This Instrument prepared by Address

Notary Public, State of Florida at Large My Commission Expires Aug. 3, 1984

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Lot in Kelly Court
Plat and Legal Description:

By: Marshall
June 6 '83

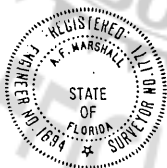


Part of the West Half of the Southwest Quarter of the Southwest Quarter of Section 22, Township 1 South, Range 2 East, Leon County, Florida described as follows:

Commence at a concrete monument marking the Southwest corner of said Section 22 and run thence South 89 degrees 48 seconds East, along the Section Line 495.00 feet, thence North 00 degree 03 minutes 16 seconds West 658.70 feet to the POINT OF BEGINNING. From said point of beginning continue North 00 degree 03 minutes 16 seconds West 131.74 feet, thence North 89 degrees 51 minutes 48 seconds West 20.00 feet to a concrete monument, thence continue North 89 degrees 51 minutes 48 seconds West 143.16 Ft. to a concrete monument, thence South 00 degree 04 minutes 45 seconds West 131.74 feet to a concrete monument, thence South 89 degrees 51 minutes 48 seconds East 143.46 feet to a concrete monument, thence continue South 89 degrees 51 minutes 48 seconds East 20.00 feet to the point of beginning, containing 0.49 acre, more or less.

Also being known as Lot No. 35 of Kelly Court.

SUBJECT TO a perpetual non-exclusive easement for ingress, egress and for utilities and drainage over and across the East 20.00 feet thereof



Taken from Plat of Kelly Court
No field work done

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling. Permanent homes shall not be moved onto the property without prior approval by developer of specifications for renovation and timeframes for completion of renovations. Property owners shall be bound by specifications and timeframes approved by the developer. Utility sheds are permitted as long as they are kept in a neat and orderly fashion. No lot may be subdivided.

2. DWELLING QUALITY AND SIZE. Minimum size for mobile homes shall be twelve feet wide by fifty feet in length. Undercarriage shall be concealed by skirting or shrubbery. Permanent homes shall contain at least 800 square feet of heated space per dwelling unit, exclusive of carport, garage, open or screened porches, etc.

3. BUILDING LOCATION. All homes shall be facing the private roadway. All structures shall be erected in accordance with the local building and zoning codes.

4. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

5. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

6. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

7. APPEARANCE. No vehicles or machinery not in working condition shall be stored on any lot for a period in excess of (60) days. No rubbish or debris shall be visible from roadway.

8. FENCES. All fences shall be of a decorative type, except that a chain link fence may be used.

9. These restrictions shall remain in effect until January 1, 2033, after which date they may be modified by a majority vote of the property owners claiming under them.

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Legal Description for roadway in Kelly Court

A strip of land 30 feet wide described as follows:
 BEGIN at the Southwest corner of Section 22, Township 1 South,
 Range 2 East, Leon County, Florida and run thence North 01 degree
 05 minutes 28 seconds East 30.00 feet, thence South 89 degrees 51
 minutes 48 seconds East 658.95 feet, thence South 00 degree 04
 minutes 22 seconds East 23.02 feet to a concrete monument on the
 Northern boundary of W.W. Kelly Road, thence run South 68 degrees
 29 minutes 13 seconds West, along the Northern boundary of said W.W.
 Kelly Road 18.93 feet to a concrete monument, thence North 89 degrees
 51 minutes 48 seconds West 641.94 feet to the point of beginning.

ALSO:

A strip of land 40 feet wide whose centerline is described as follows:
 Commence at the Southwest corner of Section 22, Township 1 South
 Range 2 East, Leon County, Florida and run thence South 89 degrees
 51 minutes 48 seconds East 165.00 feet to the POINT OF BEGINNING.
 From said point of beginning run thence North 01 degree 12 minutes
 47 seconds East 790.44 feet, thence North 01 degree 05 minutes 28
 seconds East 395.33 feet, thence South 89 degrees 51 minutes 48
 seconds East 318.42 feet, thence South 00 degree 03 minutes 16
 seconds East 1185.66 feet, thence North 89 degrees 51 minutes 48
 seconds West 330.00 feet to the point of beginning.

By: A. Marshall

May 6 1983



CLERK OF THE SUPERIOR COURT
 LEON COUNTY
 BOB INZER

UNOFFICIAL DOCUMENT