

This instrument prepared by:
Marion D. Lamb, III
Lamb & Lamb
217 Pinewood Drive
Tallahassee, Florida 32303
(850) 385-0501

Inst:0200503794 Date:05/02/2005 Time:13:17
Doc Stamp Desc: 43430.00
[Signature] Marcia Johnson, FRANKLIN County B:048 P:130

WARRANTY DEED

THIS WARRANTY DEED is made this 28 day of April, 2005 by D&E Enterprises of Alligator Point, Inc., a Florida corporation, whose mailing address is 1320 Alligator Drive, Alligator Point, Florida 32346, (hereinafter referred to as the Grantor) and South Shoal Development Group, LLC, a Florida Limited Liability Company, whose mailing address is 676 Alligator Drive, Alligator Point, Florida 32346, (hereinafter referred to as the Grantee):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell, alien, release, convey and confirm unto the Grantee, all of that certain real property situate in Franklin County, Florida, being more particularly described as follows:

See Exhibit "A" attached.

Subject to Covenants, Restrictions and Easements of record which are not by reference reimposed hereby.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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 ad valorem taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day

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JUN 24 2005

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AND COASTAL SYSTEMS

FR-790

and year first above written.

Signed, sealed and delivered
in our presence:

Inst: 0200503794 Date: 05/02/2005 Time: 13:17
Doc Stamp-Deed : 45430.00
DC, Marcia Johnson, FRANKLIN County B-040 P:131

Witness Signature

Marion D. Lamb III
Witness Print

Witness Signature

Witness Print

D&E Enterprises of Alligator Point, Inc., a
Florida Corporation

By: Diane D. Smith
Its: President
Grantor

Attest:

By: Elliott C. Smith
Its: Secretary

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that the foregoing Warranty Deed was executed and acknowledged before me this 28 day of April, 2005 by Diane D. Smith as President of D&E Enterprises of Alligator Point, Inc., a Florida corporation, with the attestation of Elliott C. Smith as Secretary of D&E Enterprises of Alligator Point, Inc., a Florida corporation, who personally appeared and who are personally known to me ☐ or who produced Ducente as identification and they acknowledged that they executed the same for the purposes set forth therein and did not take an oath.



M. Allison Cortledge
MY COMMISSION # 00204589 EXPIRES
April 21, 2007
BONDED BY BRYANT FINANCIAL, INC.

Name: M. Allison Cortledge
Notary Public-State of Florida at Large

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DC, Marcia Johnson, FRANKLIN County B:548 P:132

TRACT "A":

All that certain land situate, lying and being in the County of Franklin, State of Florida, and described as follows:

A parcel of land fronting on the beach facing the Gulf of Mexico, lying and being in Fractional Sections Six and Seven, Township Seven South, Range One West, better described as follows: Begin at a point 40 feet East and 90 feet South of the One-half Mile Post on the Southern Boundary line of said Fractional Section Six, Township Seven South, Range One West; run thence North 950 feet to a point, thence West 300 feet to a point, thence South 1050 feet to a point; thence in a Northeasterly direction 300 feet, more or less, to the Point of Beginning, containing 6.89 acres, more or less.

AND ALSO:

TRACT "B":

the following described real property, situate, lying and being in Franklin, Florida, to wit: Commence at a point 860 feet North and 260 feet West of the SE corner of the SW-1/4 of Fractional Section 6, Township 7 South, Range 1 West, Franklin County, Florida, said point of beginning being marked by a concrete monument as the NW corner of a parcel of land fronting on the beach, facing the Gulf of Mexico, in Fractional Sections 6 & 7, Township 7 South, Range 1 West, at Alligator Point, Franklin County, Florida, more fully described in that certain Warranty Deed dated 10/16/37, in which C.K. Wall and Albert C. Tuck are Grantees, recorded 10/25/37, in Deed Book "EE", Page 165-166, Public Records of Franklin County, Florida, referred to herein as the Wall and Tuck Tract; from said marked point of beginning, run thence South along the West boundary of said Wall and Tuck Tract a distance of 175 feet, more or less, where said Wall and Tuck west boundary line intersects the Northern boundary of a proposed 50 foot right-of-way containing an existing rock pave street or road; thence run North 79 degrees 39 minutes 00 seconds West along said proposed right-of-way boundary line 152.19, more or less to a point 150 feet due West of said Wall and Tuck west boundary line; thence run due North a distance of 416 feet, more or less, to the sand beach line, located on the southern shore of Alligator Bay, also known as Alligator Harbor; thence run in an Easterly direction along said beach shoreline a distance 900 feet, more or less, to the end of said sand beach at the mouth of a little creek, sometimes called "Little Alligator Creek"; thence run South 45 degrees 00 minutes East 155 feet, more or less, to the center of a 40 foot canal; thence run Southerly along the center of said canal to a point intersecting and east-west canal at its center; thence run Westerly along the center of said east-west canal a distance of 175 feet, more or less, to the East boundary line of the aforesaid Wall and Tuck Tract; thence run North along said Wall and Tuck east boundary 60 feet, more or less, to the Northeast corner of said Wall and Tuck Tract; thence run West along the North boundary of said Wall and Tuck tract 300 feet to the Point of Beginning, said land hereby conveyed being a total of 6.6 acres, more or less, in the SW-1/4 and SE-1/4 of Fractional Section 6, Township 7 South, Range 1 West, said parcel of 6.6 acres fronting on Alligator Bay beach and locate on the Bay-Harbor side of the island type

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EXHIBIT "A"

Handwritten signature and initials, possibly "JL" and "ECS", in a circle.

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peninsular, now commonly known as Alligator Point, Franklin County, Florida, with permanent right of ingress, egress and regress to, from and over said proposed right-of-way and said rock paved road, and a connecting causeway to SR 370.

AND ALSO:

TRACT "C":

Lots 5,6, 7,8,9 and 10 of Block "H", Alligator Harbor Unit 2, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 7 of the Public Records of Franklin County, together with the lake area fronting the lots in Block "H", Unit 2, above conveyed and lying exclusively between the centerline thereof and the lake from boundary lines of said lots, the same as if the side lot lines and lake front boundary lines of said lots were projected south and the centerline of said lake, the same being certain parts of a triangular shaped privately cut lake in Fractional Section 6, Township 7 South, Range 1 West, Franklin County, Florida.

AND ALSO:

TRACT "1":

Begin at the Southwest corner of Lot 5, Block "H" Unit 2, of Alligator Harbor, a subdivision located in Fractional Section 6, Township 7 South, Range 1 West, filed and recorded in Plat Book 4, Page 7, Public Records of Franklin County, Florida, and run thence South 34 degrees, 51 minutes East, 68 feet along the South boundary of said Lot 5, Block "H", to the Southeast corner thereof, thence South 8 degrees 41 minutes East 105.5 feet to an intersection with the North line of the right-of-way of State Road 370, also known as Gulf Shore Boulevard, thence run South 68 degrees, 54 minutes West, 405.98 feet along the said North line of said State Road 370, also known as Gulf Shore Boulevard, to the intersection with the Southeast boundary of that certain real property conveyed by parties of the first part to party of the second part, namely Albert C. Tuck, by warranty deed, dated February 11, 1971, and recorded in the Public Records of Franklin County, Florida, thence run North 19 degrees 50 minutes 30 seconds West, 108.7 feet along the said East line of the said Tuck property on the South shore of that certain triangular shaped privately cut lake in Fractional Section 6, Township 7 South, Range 1 West, Franklin County, thence North 67 degrees, 19 minutes East along the said South shore of this man-made pond or lake a distance of 336.05 feet to a point, thence North 40 degrees 16 minutes East 33.00 feet to the Point of Beginning.

AND ALSO:

TRACT "2":

All of the right, title and remaining interest of the part of the first part in and to said triangular shaped privately cut lake in Fractional Section 6, Township 7 South, Range 1 West, Franklin County, not already conveyed to the party of the second part in this instrument.

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DC, Marcia Johnson, FRANKLIN County B:048 P:134

AND ALSO:

TRACT "4":

the following land situate, lying and being in the County of Franklin, State of Florida, to wit:

Lots Numbered 7,8,9,10,11 and 12 of Block "G", Unit 2 of Alligator Harbor, a subdivision located in Fractional Section 6, Township 7 South, Range 1 West, filed in Plat Book 4, Page 7, of the Public Records of Franklin County, Florida.

AND ALSO:

TRACT "5":

All the right, title interest, claim and demand with the said parties of the first part have in and to the canal area fronting the lots above conveyed in Block "G" of said Unit 2, for a distance of 20 feet, or to the centerline of said adjoining canal, whichever distance is the lesser, the same as if the side lot lines and canal front boundary lines of said lots in Block "G", Unit 2 were projected a distance of 20 feet, or the centerline of said adjoining canal whichever distance is the lesser, all being certain parts of a privately cut navigable canal in Fractional Section 6, Township 7 South, Range 1 West, Franklin County, Florida,

AND ALSO:

TRACT "6":

Lot Number 11, Block "H", Unit 2, of Alligator Harbor, a subdivision located in Fractional Section 6, Township 7 South, Range 1 West filed in Plat Book 4, Page 7, of the Public Records of Franklin County, Florida

AND ALSO:

TRACT "7":

Beginning at the Southwest corner of Lot 11, Block "H" of Alligator Harbor, Unit 2, a subdivision of record in Plat Book 4, Page 7, of the Public Records of Franklin County, Florida, and run thence South 81 degrees, 03 minutes, 30 seconds East along the South boundary of the said Lot 11 a distance of 68 feet to the Lot's Southeast corner, thence run South 205 feet to a point, thence run South 21 degrees, 06 minutes East, a distance of 117 feet, more or less, to an intersection with the North boundary of the right-of-way of Gulf Shore Boulevard, also designated as State Road No. 370, thence run South 68 degrees, 54 minutes West along the said North boundary of the right-of-way of Gulf Shore Boulevard, a distance of 116 feet, more or less, to its intersection with the East

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line of the property of Albert C. Tuck, thence run due North 365.5 feet, more or less, to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belong or in any wise appertaining.

SAID PROPERTY BEING FURTHER DESCRIBED
BY BOUNDARY SURVEY DESCRIPTION AS FOLLOWS:

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Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
 125 Sheldun Street
 Sopchoppy, Florida 32358
 USA

Phone: 850-962-2338
 Fax: 850-962-1103

April 20, 2005

Legal Description of a 13.43 Acre Tract
 Certified To: South Shoal Development Group, LLC,
 Capital City Bank,
 Marion D. Lamb, III,
 First Title Services of Tallahassee, Inc.,
 Lawyer's Title Insurance Corporation,
 Land America,
 D & E Enterprises of Alligator Point, LLC

Inst: 0200503794 Date: 05/02/2005 Time: 13:17
 Doc Stamp: Deed : 45430.00

DC, Marcia Johnson, FRANKLIN County 8:440 P:136

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Begin at a concrete monument marking the Southeast corner of Lot 5, Block "H" of Alligator Harbor Unit No. 2 a subdivision as per map or plat thereof recorded in Plat Book 4, Page 7 of the Public Records of Franklin County, Florida and run North 02 degrees 39 minutes 32 seconds West along the Easterly boundary of said Lot 5 a distance of 103.14 feet to a concrete monument lying on the Southwesterly right-of-way boundary of Tom Roberts Road, thence run Northwesterly along said right-of-way boundary the following three (3) courses: North 80 degrees 48 minutes 47 seconds West 67.32 feet to a concrete monument, North 81 degrees 03 minutes 50 seconds West 282.21 feet, North 77 degrees 07 minutes 53 seconds West 123.22 feet to a concrete monument, thence run North 00 degrees 01 minutes 29 seconds East along the Westerly right-of-way boundary of said Tom Roberts Road, a distance of 51.18 feet to a concrete monument lying on the Northeastly right-of-way boundary of said Tom Roberts Road, thence run South 77 degrees 04 minutes 19 seconds East along said right-of-way boundary 133.17 feet to a concrete monument, thence run South 81 degrees 05 minutes 11 seconds East along said right-of-way boundary 266.04 feet to a concrete monument, thence leaving said right-of-way boundary run North 03 degrees 21 minutes 05 seconds West 169.58 feet to a point lying on the approximate mean high water line of a canal, thence run Northwesterly, Northeasterly and Southeasterly along said mean high water line the following forty six (46) courses: North 88 degrees 28 minutes 13 seconds West 60.26 feet, North 80 degrees 56 minutes 38 seconds West 48.36 feet, North 67 degrees 35 minutes 17 seconds West 61.60 feet, North 54 degrees 56 minutes 30 seconds West 104.33 feet, North 65 degrees 29 minutes 45 seconds West 36.17 feet, South 82 degrees 54 minutes 48 seconds West 87.83 feet, North 80 degrees 39 minutes 54 seconds West 39.39 feet, North 59 degrees 05 minutes 26 seconds West 109.65 feet, North 33 degrees 48 minutes 59 seconds West 23.91 feet, North 04 degrees 17 minutes 30 seconds East 32.43 feet, North 78 degrees 51 minutes 25 seconds West 8.18 feet, South 47 degrees 46 minutes 37 seconds West 23.84 feet, South 70 degrees 06 minutes 32 seconds West 24.19 feet, North 67 degrees 46 minutes 19 seconds West 93.31 feet, North 14 degrees 52 minutes 28 seconds West 48.74 feet, North 14 degrees 29 minutes 08 seconds East 50.14 feet, North 42 degrees 58 minutes 39 seconds West 15.30 feet, North 77 degrees 30 minutes 55 seconds East 11.29 feet, South 70 degrees 47 minutes 30 seconds East 23.96 feet, South 88 degrees 17 minutes 13 seconds East 39.37 feet, South 73 degrees 14 minutes 55 seconds East 28.13 feet, South 31 degrees 39 minutes 35 seconds East 15.98 feet, North 83 degrees 37 minutes 49 seconds East 7.78 feet, North 37 degrees 55 minutes 37 seconds East 26.76 feet, North 26 degrees 24 minutes 13 seconds East 32.09 feet, North 65 degrees 54 minutes 44 seconds East 116.29 feet, North 60 degrees 38 minutes 53 seconds East 67.38 feet, North 33 degrees 26 minutes 14 seconds East 57.74 feet, North 48 degrees 43

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minutes 26 seconds East 43.88 feet, North 58 degrees 53 minutes 26 seconds East 55.02 feet, North 49 degrees 44 minutes 23 seconds East 52.51 feet, North 64 degrees 25 minutes 05 seconds East 27.50 feet, North 79 degrees 30 minutes 07 seconds East 37.05 feet, North 65 degrees 13 minutes 44 seconds East 38.82 feet, North 32 degrees 11 minutes 55 seconds East 77.35 feet, North 49 degrees 04 minutes 51 seconds East 21.18 feet, North 59 degrees 29 minutes 53 seconds East 70.14 feet, North 53 degrees 09 minutes 47 seconds East 42.44 feet, North 75 degrees 43 minutes 23 seconds East 45.16 feet, North 32 degrees 20 minutes 22 seconds East 37.11 feet, North 76 degrees 28 minutes 07 seconds East 22.37 feet, North 44 degrees 11 minutes 16 seconds East 61.76 feet, North 17 degrees 46 minutes 58 seconds East 38.62 feet, North 35 degrees 47 minutes 38 seconds East 29.23 feet, North 45 degrees 43 minutes 28 seconds East 20.21 feet, North 15 degrees 53 minutes 42 seconds West 9.05 feet to a point lying on the intersection of with the approximate mean high water line of Alligator Harbor, thence run Northwesterly and Southwesterly along the mean high water line of Alligator Harbor the following twenty eight (28) courses: North 75 degrees 15 minutes 09 seconds West 9.65 feet, South 81 degrees 32 minutes 54 seconds West 17.11 feet, North 81 degrees 02 minutes 53 seconds West 13.56 feet, South 68 degrees 35 minutes 47 seconds West 14.25 feet, South 55 degrees 20 minutes 17 seconds West 18.32 feet, South 37 degrees 32 minutes 25 seconds West 56.43 feet, South 56 degrees 53 minutes 48 seconds West 80.03 feet, South 76 degrees 39 minutes 08 seconds West 62.83 feet, South 48 degrees 31 minutes 58 seconds West 25.33 feet, South 28 degrees 44 minutes 55 seconds West 103.08 feet, South 34 degrees 09 minutes 28 seconds West 96.49 feet, South 38 degrees 57 minutes 26 seconds West 19.86 feet, South 70 degrees 41 minutes 40 seconds West 16.61 feet, South 86 degrees 16 minutes 14 seconds West 17.85 feet, South 61 degrees 35 minutes 27 seconds West 34.21 feet, South 50 degrees 47 minutes 19 seconds West 44.51 feet, South 58 degrees 27 minutes 03 seconds West 60.42 feet, South 49 degrees 54 minutes 58 seconds West 71.23 feet, South 53 degrees 54 minutes 10 seconds West 45.68 feet, South 60 degrees 23 minutes 50 seconds West 36.88 feet, South 67 degrees 18 minutes 44 seconds West 97.26 feet, South 63 degrees 59 minutes 11 seconds West 109.62 feet, South 88 degrees 55 minutes 03 seconds West 20.81 feet, North 65 degrees 07 minutes 53 seconds West 24.15 feet, North 32 degrees 05 minutes 56 seconds West 42.62 feet, North 83 degrees 08 minutes 32 seconds West 64.43 feet, North 60 degrees 54 minutes 55 seconds West 63.54 feet, North 69 degrees 25 minutes 58 seconds West 27.71 feet, thence leaving said mean high water line run South 00 degrees 42 minutes 42 seconds West 10.82 feet to a 6 inch pipe filled with concrete, thence run South 00 degrees 13 minutes 10 seconds West 231.24 feet to a concrete monument, thence run South 01 degrees 35 minutes 23 seconds West 156.63 feet to a concrete monument lying on the Northerly right-of-way boundary of Harbor Circle, thence run South 78 degrees 01 minutes 31 seconds East along said right-of-way boundary 153.28 feet to a concrete monument (marked #2244) lying on the Easterly right-of-way boundary of said Harbor Circle, thence run South 00 degrees 00 minutes 54 seconds West along said right-of-way boundary 692.38 feet to a re-rod (marked #7160) lying on the intersection of the Easterly right-of-way boundary of Harbor Circle with the Northwesterly right-of-way boundary of State Road No 370 said point also lying on a curve concave to the Northwesterly, thence run Northeasterly along the Northwesterly right-of-way boundary of said State Road No 370 and said curve having a radius of 1096.28 feet, through a central angle of 16 degrees 01 minutes 34 seconds for an arc distance of 306.64 feet, chord being North 76 degrees 53 minutes 29 seconds East 305.64 feet to a re-rod (marked #7160), thence run North 68 degrees 52 minutes 42 seconds East along said right-of-way boundary 523.58 feet to a concrete monument (marked #2244), thence leaving said right-of-way boundary run North 08 degrees 32 minutes 14 seconds West 105.11 feet to the POINT OF BEGINNING containing 13.48 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

James T. Roddelberry
Surveyor and Mapper
Florida Certificate No. 4261
97-298ac.13.48

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Revised: 04/26/05

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