

After Recording Return To:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:

David Eppley
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R22 222 19 2110 0150 0010
File No.: 21067808

WARRANTY DEED

This Warranty Deed, made the 14th day of July, 2021, by **A.A.M. Family Limited Partnership, a Georgia Limited Partnership**, hereinafter called the grantor, whose post office address is: 11 N Main St, Brooksville, FL 34601, to **Gary Kimble, a married man**, whose post office address is: 4459 Tristan Rd., Brooksville, FL 34602, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$19,000.00 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 Hernando County, Florida, to wit:

All of Block 15, HALE'S ADDITION TO BROOKSVILLE, as per plat thereof recorded in Plat Book 3, Page 17, of the Public Records of Hernando County, Florida, LESS AND EXCEPT the West 100 feet thereof.

The property is not the homestead of the Grantor(s).

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 grantor hereby covenants with said 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 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 2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Jennifer Schmidt

A.A.M. FAMILY LIMITED PARTNERSHIP, A
GEORGIA LIMITED PARTNERSHIP
By: McKethan Holdings, Inc., as its General Partner

Witness Signature: [Signature]
Printed Name: DAVID EPPLEY

By: [Signature]
Robert Buckner, it's President

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of July, 2021 by Robert Buckner as President of McKethan Holdings, Inc, as General Partner of A.A.M. Family Limited Partnership, a Georgia limited Partnership, on behalf of the partnership. He/She/They is/are Personally Known OR Produced DRIVERS LICENSE as Identification.

Notary Public Signature: [Signature]
Printed Name: DAVID EPPLEY
My Commission Expires: 1/9/2022

Online Notary (Check Box if acknowledgment done by Online Notarization)

