

500
1758

WARRANTY DEED
INDIVID. TO INDIVID.

This Warranty Deed Made the 16th day of February A. D. 1987 by
William J. Davidson and Katherine M. Davidson, his wife
hereinafter called the grantor, to
Herbert Michael Shallcross and Kathleen Shallcross, his wife

whose postoffice address is 4083 Thunderbird Ave., Spring Hill, FL 33526
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, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lot W-60, Weeki Wachee Woodlands Unit 1, according to the map or plat thereof as recorded in Plat Book 6, Pages 88-89, of the Public Records of Hernando County, Florida.

Subject to Taxes and Assessments for the year 1987 and subsequent years.

Subject to Easements, Restrictions and Reservations of record.

17500
By K. Davidson OC.

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 December 31, 1986

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Brenda K. Thelick
Spencer M. Morel

William J. Davidson LS
Katherine M. Davidson LS

STATE OF Florida
COUNTY OF Hernando

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

William J. Davidson and Katherine M. Davidson,
his wife

known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of February, A. D. 1987

Brenda K. Thelick
Notary Public My commission expires:

This instrument prepared by:

Address:

This instrument was prepared by J. Wilkin for WEST HERNANDO TITLE INSURANCE AGENCY, INC., 6451 Toucan Trail, Suite C-2, Spring Hill, Florida 33526 as a necessary incident to the fulfillment of conditions of a title insurance commitment issued by it.

SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD
HAROLD WM. BROWN, CLERK
HERNANDO COUNTY, FLA.
87 FEB 17 AM 10 55

BONDED THROUGH ASHTON AGENCY, INC.
MY COMMISSION EXPIRES AUG. 11, 1990
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

O.R. 639 PG 1942
005246

WEST HERNANDO TITLE INSURANCE AGENCY, INC.