

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO

William B Brannon Jr., Esquire
Grevlor, Jordan & Brannon
300 Circle Drive
Lake City, Florida 32055

96-10967

1996 JUL 3 10 00

PARCEL ID No

Grantee S S No

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**WARRANTY DEED TO TRUSTEE UNDER LAND TRUST AGREEMENT
PURSUANT TO SECTION 689.071, FLORIDA STATUTES**

THIS INDENTURE made this 24 day of July, 1996 between
WILODYNE R MINOR, Grantor, whose address is Rt. 17, Box 592, Lake City, Florida 32024, and
WILODYNE R MINOR, Grantee, whose tax address is Rt. 17, Box 592, Lake City, Florida 32024.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and
valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby
acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns
forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 8 of MAY-FAIR as per plat thereof recorded in Plat Book 6, Page 75 of the public records of
Columbia County, Florida.

N B. The purpose of this deed is to convey the described real property to Wilodyne R. Minor, as
Trustee, of the Wilodyne R. Minor Inter Vivos Revocable Trust dated July 3, 1996.

Full power and authority is hereby granted to Trustee to improve, subdivide, protect,
conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part
thereof and to deal with the property and every part thereof, to dedicate parks, streets, highways or
alleys and to vacate any subdivision or part thereof, and to re-subdivide the property as often as
desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or
without consideration, to convey the property or any part thereof to a successor or successors in
trust and to grant such successor or successors in trust of all the title, estate, powers and authority
vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the
property, or any part thereof, to lease the property or any part thereof, from time to time, in
possession or reversion, by leases to commence in present or in future, and upon any terms and for
any period or periods of time, not exceeding in the case of any single demise the term of 99 years,
and to renew or extend leases upon any terms and for any period or periods of time and to amend,
change or modify leases and the terms and provisions thereof at any time or times hereafter, to
contract to make leases and to grant options to lease and options to renew leases and options to
purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the
amount of present or future rentals, to partition or to exchange the property, or any part thereof, for
other real or personal property, to submit the property to condominium, to grant easements or
charges of any kind, to release, convey or assign any right, title or interest in or about or easement
appurtenant to the Property or any part thereof, and to deal with the property and every part thereof
in all other ways and for such other considerations as it would be lawful for any person owning the
same to deal with the same, whether similar to or different from the ways above specified, at any
time or times hereafter, and with MURLIND "BUD" ROSENGRANT, JR. to be the Successor Trustee
of the trust described above upon the death, disability or resignation of WILODYNE R. MINOR. The
written acceptance by MURLIND "BUD" ROSENGRANT, JR. recorded among the public records in
the county where the real property described herein is located, together with evidence of WILODYNE
R. MINOR's death, disability or resignation, shall be deemed conclusive proof that the Successor
Trustee provisions of the trust described above have been complied with. Evidence of WILODYNE
R. MINOR death shall consist of a certified copy of her death certificate. Evidence of her disability
shall consist of a licensed physician's affidavit establishing that WILODYNE R. MINOR is incapable
of performing her duties as Trustee of the trust. Evidence of WILODYNE R. MINOR's resignation
shall consist of a resignation, duly executed and acknowledged by her. The Successor Trustee shall
have the same powers granted to the original Trustee, as set forth herein.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection
with the property shall be as Trustee of an express trust and not individually and the Trustee shall
have no obligation or indebtedness except only so far as the trust property in the actual possession
of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly
understood that any representations, warranties, covenants, undertakings and agreements
hereinafter made on the part of the Trustee, while in form purporting to be the representations,
warranties, covenants, undertakings and agreements of the Trustee, are nevertheless made and
intended not as personal representations, warranties, covenants, undertakings and agreements by
the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made
and intended for the purpose of binding only the trust property specifically described herein, and that
no personal liability or personal responsibility is assumed by nor shall at any time be asserted or
enforceable against the Trustee individually on account of any instrument executed by or on account
of any representation, warranty, covenant, undertaking or agreement of the Trustee, either
expressed or implied, all such personal liability, if any, being expressly waived and released and all
persons and corporations whomsoever and whatsoever shall be charged with notice of this condition
from the date of the filing for record of this Deed.

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In no case shall any party dealing with the Trustee in relation to the property, or to whom the property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Deed and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of the property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to the real estate as such, but only as interest in the possession, earnings, avails and proceeds thereof as aforesaid

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that the Grantor has good right and lawful authority to sell and convey the property, that the Grantor hereby fully warrants the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seal this 30th day of July, 1996

Signed, sealed and delivered in our presence:

WITNESSES TO: WILODYNE R. MINOR

William B. Brannon, Jr.
William B. Brannon, Jr.
Debbie Brannon
Debbie Brannon

Wilodyne R. Minor
WILODYNE R. MINOR

STATE OF FLORIDA
COUNTY OF COLUMBIA

THE FOREGOING instrument was acknowledged before me this 30th day of July, 1996, by WILODYNE R. MINOR, who has produced Florida driver's license number: M566 SS7 25 1596 as identification.

(SEAL)



DEBORAH BRANNON
MY COMMISSION # 00450509 EXPIRES
July 23, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

Deborah Brannon
Deborah Brannon, Notary Public-State of
Florida - My Commission Expires:

BK 0825 PG 2571

OFFICIAL RECORDS