

This Document Prepared By and Return to:
MOSLEY & WALLIS TITLE SERVICES, INC.
1221 E. NEW HAVEN AVENUE
MELBOURNE, FL 32901

17-3054

Parcel ID Number: 31-38-12-00001-0570-00012/0

Special Warranty Deed

This Indenture, Made this 3rd day of July 2018 A.D., **Between**
ADAMS HOMES OF NORTHWEST FLORIDA, INC., a corporation existing under the laws of the State
of Florida

of the County of **SANTA ROSA**, State of Florida, **grantor**, and

A.
BRENT MAY and KIMBERLY MAY, husband and wife

whose address is: **850 Dale Circle, Sebastian, FL 32958**

of the County of **Indian River** State of **Florida**, **grantee(s).**

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10.00)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of **INDIAN RIVER** State of **Florida** to wit:

Lot 12, Block 57, REPLAT OF PORTIONS OF SEBASTIAN HIGHLANDS UNIT 2 - PAGE 3,
according to the plat thereof, as recorded in Plat Book 6, Page 88, of the Public Records of Indian
River County, Florida.

Subject to zoning, prohibitions and other requirements imposed by governmental authority, restrictions
and matters appearing on the plat or otherwise common to the subdivision and public utility easements of
record; this reference to said restrictions shall not operate to reimpose the same.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31,
2017.

Together with all 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 covenant with said grantees 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 grantor hereby fully warrants the title to said land and will defend the same against
the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

ADAMS HOMES OF NORTHWEST FLORIDA, INC

Michelle Lankist
Printed Name: **MICHELLE LANKIST**
Witness

By: *Don Adams* (Seal)
DON ADAMS, AUTHORIZED AGENT
P.O. Address: 3000 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563

Tonye Rutherford
Printed Name: **TONYE RUTHERFORD**
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 3rd day of July, 2018 by
DON ADAMS, AUTHORIZED AGENT of ADAMS HOMES OF NORTHWEST FLORIDA, INC., a Florida
Corporation, on behalf of the corporation who is personally known to me or who has produced his Florida driver's license as
identification.

Tonye Rutherford
Printed Name:
Notary Public

