

Prepared by and Return to:
Tiffany Scarboro , an employee of
First International Title, Inc.
3125 S. Washington Ave
Titusville, FL 32780
File No.: 187921.2-44

WARRANTY DEED

This indenture made on March 30, 2022, by **Shirley Miller, an unmarried widow** whose address is: 585 Shadow Wood Lane #123, Titusville, FL 32780 hereinafter called the "grantor",
to **Alan Williams and Cynthia Williams, husband and wife** whose address is: 585 Shadow Wood Lane #123, Titusville, FL 32780 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Brevard** County, **Florida**, to-wit:

Condominium Unit 123, SHADOW WOOD I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 2871, Page 809, as amended from time to time, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 22-35-15-51-S.1-7

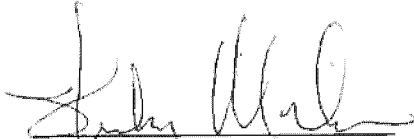
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Shirley Miller

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Raymond A. Giamporcaro



2nd Witness Signature

Print Name: Tiffany Scarboro

State of FLORIDA

County of Brevard

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on March 31, 2022, by **Shirley Miller** who (☐) is/are personally known to me or who (☒) has/have produced the following as identification: drivers license.


Notary Public
Printed Name:

My Commission expires:

