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THIS INDENTURE, made and entered into this <sup>27</sup>26 day of September, A. D. 1947, by and between MARTIN D. HURST and BESSIE RUTH HURST, his wife, parties of the first part, and HOWELL WADSWORTH and MARVIN H. COLLINS, parties of the second part, all the parties hereto being of the County of Leon and State of Florida,

W I T N E S S E T H :

WHEREAS, by deed of conveyance dated April 30, 1946, and recorded on the same date in Deed Book 77, page 71 of the public records of Leon County, Florida, did grant, bargain and sell unto the parties of the second part hereto the following described real estate situate, lying and being in the County of Leon and State of Florida, to-wit:

The Northeast quarter of the Northwest quarter of Section 27, Township 1 North, Range 1 West. Also, begin at the Northwest corner of Section 26, Township 1 North, Range 1 West, thence run South 00 degrees 09 minutes East 1554.3 feet to a point, thence East 2194.8 feet, to a point, thence North 89 degrees 52 minutes East 2340 feet to a point on the Tallahassee-Bainbridge public road, thence in a Northwesterly direction along the West boundary of said road 860 feet, thence West 2090 feet to a point, thence North 729.3 feet to a point on the North boundary of said Section 26, thence South 89 degrees 55 minutes West 822 feet to a point, thence South 89 degrees 56 minutes West 1319 feet to the point of beginning; containing 157 acres, more or less,

subject to certain exceptions as therein set forth; and

WHEREAS, through inadvertence an error was made in describing that certain part of said real estate situate in Section 27, Township 1 North, Range 1 West, Leon County, Florida; and further it was the intention of the Grantors not to reserve to



themselves any interest in said land or the mineral lease described, and some doubt has been expressed as to the legal effect of the references to said mineral lease therein; and it is the desire of the parties hereto that said deed be corrected accordingly nunc pro tunc,

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar and other good and valuable considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situate, lying and being in Leon County, Florida, to-wit:

The Northeast quarter of the Northeast quarter of Section 27, Township 1 North, Range 1 West. Also, begin at the Northwest corner of Section 26, Township 1 North, Range 1 West, thence run South 00 degrees 09 minutes East 1554.3 feet to a point, thence East 2194.8 feet, to a point, thence North 89 degrees 52 minutes East 2340 feet to a point on the Tallahassee-Bainbridge public road, thence in a Northwesterly direction along the West boundary of said road 860 feet, thence West 2090 feet to a point, thence North 729.3 feet to a point on the North boundary of said Section 26, thence South 89 degrees 55 minutes West 822 feet to a point, thence South 89 degrees 56 minutes West 1319 feet to the point of beginning; containing 157 acres, more or less.

TO HAVE AND TO HOLD the same unto the said parties of the second part, their heirs and assigns in fee simple forever, subject, however, to any presently existing easement held by Leon County, Florida for public road purposes across said property along the North boundary of the Northeast Quarter of the North-

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east Quarter of Section 27 and along the North boundary of the West 2141 feet of the North Half of Section 26.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; except the easement or easements above referred to and except also for that certain oil, gas and mineral lease executed by the said parties of the first part under date of October 27, 1943 to the Sun Oil Company, a corporation, which appears of record in Deed Book 53, page 213 of the public records of Leon County, Florida in the office of the Clerk of the Circuit Court. It is understood, however, that the parties of the second part, their heirs and assigns, shall receive hereunder all the rental, royalty and other rights, title and interest which inured to the parties of the first part under said mineral lease.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

Christina Gandy  
W. J. Moore

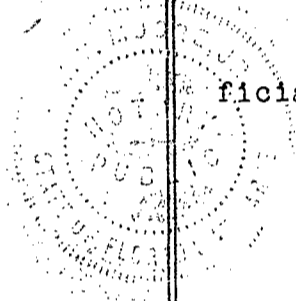
Martin V. Herat (SEAL)  
Bessie Ruth Herat (SEAL)

STATE OF FLORIDA,  
COUNTY OF LEON.

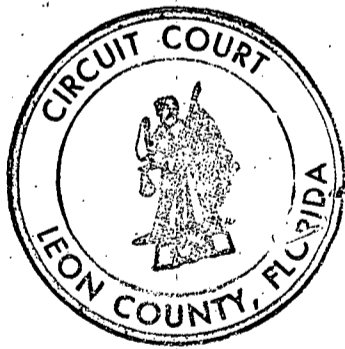
Before me, the undersigned authority, this day personally appeared MARTIN D. HURST and BESSIE RUTH HURST, his wife, to me well known and known by me to be the persons described in and who executed the foregoing instrument, and they acknowledged that they executed the same as and for their own free act and deed and for the uses and purposes therein expressed; and the said BESSIE RUTH HURST, wife of the said MARTIN D. HURST, upon an examination made by me, separate and apart from her said husband, acknowledged that she executed the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 26<sup>th</sup> day of September, A. D. 1947.

*W. J. Moore*  
Notary Public, State of Florida at large, my commission expires: 9/1/48



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NO ----- FILED  
RECORDED IN THE PUBLIC  
RECORDS OF LEON CO., FLA.  
IN THE BOOK AND PAGE IND.  
SEP 26 12 35 PM 1947  
AT THE TIME AND DATE NOTED  
GEO. G. DRAVEBRO  
CLERK OF CIRCUIT COURT



UNOFFICIAL DOCUMENT  
CLERK OF THE CIRCUIT COURT AND COUNTY CLERK OF LEON COUNTY, FLORIDA