

Prepared by and return to:
Richard E. Straughn, Esquire
STRAUGHN & TURNER, P.A.
255 Magnolia Ave SW
Winter Haven, FL 33880-2902
863-293-1184
File Number: 11629-0161

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Special Warranty Deed

This Special Warranty Deed made this 7th day of January, 2022 between **PATRICIA ANN ALFORD**, a single woman, Individually and as Successor Co-Trustee of the **Wilson A. Alford Trust UTAD August 29, 2006** and as Successor Co-Trustee of the **Donnie G. Alford Trust UTAD August 29, 2006**, as amended, whose post office address is **P.O. Box 803, Haines City, FL 33845-0803**, and **HERMAN MICHAEL TOWNS**, as Successor Co-Trustee of the **Wilson A. Alford Trust UTAD August 29, 2006** and as Successor Co-Trustee of the **Donnie G. Alford Trust UTAD August 29, 2006**, as amended (collectively referred to as the "grantor") and **SLC IRA, LLC**, a Florida limited liability company, as to an undivided 50% interest and **ABC IRA, LLC**, a Florida limited liability company, as to an undivided 50% interest whose post office address is **346 E Central Ave, Winter Haven, FL 33880**, (collectively referred to as the "grantee"):

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Polk County, Florida**, to-wit:

Begin 761.35 feet North of the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 28 South, Range 27 East, Polk County, Florida, run thence North 89°29'00" East 500.0 feet, thence South 74.1 feet, thence South 89°25'00" East 160.0 feet, thence North 165.0 feet, thence North 89°25'00" West 160.0 feet, thence South 50.9 feet, thence South 89°29'00" West 500.0 feet, thence South 40.0 feet to the Point of Beginning.

AND

The NW 1/4 of the SE 1/4 of the NW 1/4 of Section 23, Township 28 South, Range 27 East, Polk County, Florida, subject to an easement 15 feet in width along the Northerly and Westerly sides thereof for public highway purposes.

AND

The SW 1/4 of the NW 1/4 of Section 23, Township 28 South, Range 27 East, LESS 15 feet off the West, North, East and South sides thereof, LESS AND EXCEPT: Begin on the West line and 761.35 feet North of the Southwest corner of said SW 1/4 of the NW 1/4 of Section 23, Township 28 South, Range 27 East, and run thence North 89°29' East 500 feet; thence South 74.1 feet; thence South 89°25' East 160 feet; thence North 165 feet; thence North 89°25' West 160 feet; thence South 50.9 feet; thence South 89°29' West 500 feet to the West line of Section 23; and thence South 40 feet to the point of beginning.

Parcel Identification Number: 272823-000000-032020; 272823-000000-034010; 272823-000000-034020; and 272823-000000-034030.

Subject to taxes for 2022 and subsequent years.

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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Kate Price

[Signature]
Witness Name: Deborah M Bell

[Signature]
PATRICIA ANN ALFORD, Individually and as Successor Co-Trustee of the Wilson A. Alford Trust UTAD August 29, 2006 and as Successor Co-Trustee of the Donnie G. Alford Trust UTAD August 29, 2006, as amended

[Signature]
HERMAN MICHAEL TOWNS, as Successor Co-Trustee of the Wilson A. Alford Trust UTAD August 29, 2006 and as Successor Co-Trustee of the Donnie G. Alford Trust UTAD August 29, 2006, as amended

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of January, 2022 by PATRICIA ANN ALFORD, Individually and as Successor Co-Trustee of the Wilson A. Alford Trust UTAD August 29, 2006 and as Successor Co-Trustee of the Donnie G. Alford Trust UTAD August 29, 2006, as amended, and HERMAN MICHAEL TOWNS, as Successor Co-Trustee of the Wilson A. Alford Trust UTAD August 29, 2006 and as Successor Co-Trustee of the Donnie G. Alford Trust UTAD August 29, 2006, as amended, who are personally known or have produced a drivers licenses as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Deborah Bell

My Commission Expires: _____