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City/State/Zip: _____	City/State/Zip _____
Property Tax Parcel/Account Number: _____	

## Quitclaim Deed

This Quitclaim Deed is made on SEPTEMBER 24, 2015, between  
LYNDA K. NICHOLS, Grantor, of 985 PIGEON CREEK RD.  
\_\_\_\_\_, City of GREENVILLE, State of ALABAMA,  
and CHARLES HOLLAND, Grantee, of \_\_\_\_\_  
\_\_\_\_\_, City of YOUNGSTOWN, State of FLORIDA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 12932 SPRINGHILL RD.  
\_\_\_\_\_, City of YOUNGSTOWN, State of FLORIDA:

*See attached*

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of N/A shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of N/A shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: September 24, 2015

Lynda K Nichols  
Signature of Grantor

Jerry T Nichols  
Signature of Grantor

Lynda K Nichols  
Name of Grantor

Jerry T Nichols  
Name of Grantor

Alabama  
State of ~~California~~

County of Covington } S.S.

On 9-24-15, before me, Pam Cottle

(name and title of notary), personally appeared Lynda K. Nichols & Jerry T. Nichols, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of ~~California~~ Alabama that the foregoing is true and correct. Witness my hand and official seal.

Pam Cottle  
Notary Signature



Dated: SEPTEMBER 24, 2015

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Name of Grantor

J. McGowan W. Williamson  
Signature of Witness #1

J. McGowan W. Williamson  
Printed Name of Witness #1

Michael L. Jones, Jr.  
Signature of Witness #2

Michael L. Jones, Jr.  
Printed Name of Witness #2

State of Alabama

County of Covington

On 9-24-15

, the <sup>witnesses</sup> Grantor, J. McGowan Williamson & Michael L. Jones, Jr.

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]

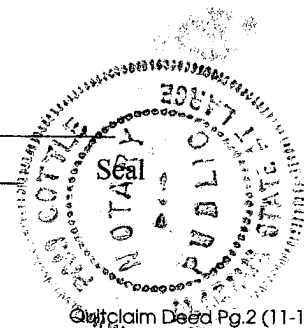
Notary Signature

Notary Public,

In and for the County of Covington State of Alabama

My commission expires: 11-20-17

Send all tax statements to Grantee.



REPORT OF BOUNDARY SURVEY FOR A PORTION OF  
LOT 3, SPRINGHILL ACRES  
PLAT BOOK 13, PAGE 5, BAY COUNTY RECORDS  
LAND DESCRIPTION:

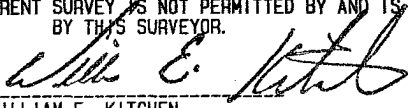
COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, SPRINGHILL ACRES, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGE 5, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AND RUN S89°47'53"W, 319.96 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID CORNER BEING IN A CURVE CONCAVE WESTERLY HAVING A DELTA OF 11°39'47", A RADIUS OF 285.03 FEET, AN ARC DISTANCE OF 58.02 FEET, AND A CHORD BEARING AND DISTANCE OF N16°57'25"W, 57.92 FEET; THENCE NORTHWESTERLY ALONG THE WEST LINE OF LOT 3 AN ARC DISTANCE OF 58.02 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST LOT LINE, N22°45'19"W, 149.64 FEET; THENCE DEPARTING SAID WEST LOT LINE RUN N67°14'41"E, 265.95 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S26°51'40"E, 330.83 FEET ALONG SAID EAST LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING; SAID PARCEL BEING A PORTION OF LOT 3 OF SPRINGHILL ACRES, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

SPECIFIC NOTES:

1. THIS "BOUNDARY SURVEY" IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SAID SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THIS REPORT. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
2. THE EXPECTED USE OF THIS LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61617-6 FLORIDA ADMINISTRATIVE CODE) IS "RURAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 5,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. THE EXPECTED USE OF THIS BOUNDARY SURVEY IS FOR TITLE PURPOSES AND IS VALID FOR THIS TRANSACTION ONLY.
3. LANDS SHOWN HEREON WERE NOT RESEARCHED BY THE SURVEYOR FOR EASEMENTS, RESERVATIONS, OWNERSHIP, RIGHTS-OF-WAY, RESTRICTIONS, SETBACK LINES OR ANY OTHER INSTRUMENTS OF RECORD. THE 80 FOOT DRAINAGE EASEMENT SHOWN HEREON IS AS SHOWN ON SAID PLAT.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND IS INTENDED SOLELY TO DESCRIBE THE LIMITS OF THIS SURVEY.
5. ALL BEARINGS AND DISTANCES ARE BASED ON FIELD MEASUREMENTS AND ARE IN AGREEMENT WITH THE DESCRIBED INFORMATION UNLESS OTHERWISE NOTED HEREON BY THE TERM MEASURED (MEAS.).
6. THIS SURVEYOR MAKES NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
8. THIS SURVEY IS NOT INTENDED TO DELINEATE LOCAL AREAS OF PARTICULAR CONCERN, WETLANDS OR ANY OTHER JURISDICTIONAL BOUNDARIES.
9. TREES WERE NOT LOCATED.
10. BEARINGS SHOWN HEREON ARE BASED ON SAID PLAT AND THE LAND DESCRIPTION WITH THE SOUTH LINE OF SAID LOT 3, AS MONUMENTED, BEING SOUTH 89°47'53" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
11. THIS PROPERTY LIES WITHIN ZONE "A", PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120004 0125 G, MAP NUMBER 12005C0125G, MAP REVISED SEPTEMBER 18, 2002. THIS SURVEYOR MAKES NO STATEMENT AS TO THE ACCURACY OF SAID FLOOD MAP.
12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH MAY INCLUDE RESTRICTIONS ON THE USE AND/OR TITLE OF THIS PROPERTY.
13. THE LOCATION OF OVERHEAD UTILITY LINES, SHOWN HEREON, IS AN APPROXIMATE LOCATION AND DIRECTION ONLY. THESE LOCATIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN EXACT LOCATION.
14. SPRINGHILL ROAD AND PINE DALE ROAD HAVE 60 FOOT RIGHT-OF-WAYS PER SAID PLAT.
15. CONC. DENOTES CONCRETE.
16. MEAS. DENOTES MEASURED EITHER BY DIRECT OR INDIRECT METHODS.
17. A/C DENOTES AIR CONDITIONER.
18. CALC. DENOTES CALCULATED DATA BASED ON SAID PLAT.
19. DESC. DENOTES DESCRIPTION.
20. P.O.B. DENOTES POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; F.I.P. DENOTES FOUND 1" IRON PIPE WITHOUT IDENTIFICATION AT SAID P.O.B.
21. THE TERM "CERTIFIED TO" AS USED ON THIS BOUNDARY SURVEY IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SIGNING SURVEYOR AND MAPPER AND IS FORMULATED ON MY BEST KNOWLEDGE, INFORMATION AND BELIEF. IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THIS SURVEYOR BY THE OWNER, LENDER, OWNER'S CONTRACTORS OR OTHERS, WHICH IS RELIED UPON AS FACT AND IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

THE "BOUNDARY SURVEY" REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE FLORIDA STATUTES PERTAINING TO BOUNDARY SURVEYS AND THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ADOPTED BY CHAPTER 61617-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

THIS "BOUNDARY SURVEY" IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF: (1) JERRY T. NICHOLS AND LYNDA K. NICHOLS (2) AMSOUTH BANK (3) LAWYERS TITLE AGENCY OF NORTH FLORIDA, INC. AND (4) LAWYERS TITLE INSURANCE CORPORATION AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNER'S AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED BY AND IS NOT SUPPORTED BY THIS SURVEYOR.

DATED: JANUARY 19, 2005 BY:   
WILLIAM E. KITCHEN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4776

PREPARED BY: WILLIAM E. KITCHEN SURVEYOR & MAPPER, P.A. 9700 Stauber Lane Youngstown, Florida 32466 (850) 722-6792 Florida Business Number LB 0007176 Florida License Number PLS 0004776	REVISION	DWN	DATE	FB/PG
	REPORT OF BOUNDARY SURVEY	WEK	01/19/05	SPRHILAC