

THIS INSTRUMENT PREPARED BY:
LAND RESOURCES CORPORATION
By: Dennie L. Rowland, Vice President
201 East Joel Boulevard
Lehigh Acres, Florida 33936

RECORDED BY
OFFICE
NOV 14 PM 12:17

REC. 500
DOC. 30.60
TOT. 35.60

WARRANTY DEED

THIS INDENTURE, Made this 9th day of October, A.D. 1984,
BETWEEN CAPE CAVE CORPORATION, a Delaware Corporation, authorized to transact
business in the State of Florida, hereinafter called "Grantor" and
NORMAN H. SHIPMAN, JR., and BETTY L. SHIPMAN, as joint tenants with
full rights of survivorship and not as tenants in common
hereinafter called "Grantee", whose mailing address is:

6412 Marsh Avenue
Huntsville, Alabama 35806

WITNESSETH:

OR 795 PG 978

That Grantor for VALUABLE CONSIDERATION, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to Grantee, his, her, its or their
heirs, successors, and assigns forever, the following described land in the
County of Charlotte, State of Florida, to-wit:

Lot(s) 646 Block _____
(If applicable)

ROTONDA WEST Unit/Segment PINE VALLEY
(If applicable)

as recorded in Plat Book 8 at Page 16-F of the Public
Records of Charlotte County, Florida.

RECEIVED AT
HUNTSVILLE, ALABAMA
84 NOV -9 AM 1:33
BUDDY C. ALEXANDER
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

FILE 84-688576

This deed is executed and such sale is subject to: conditions, covenants,
restrictions, reservations, easements and other matters of record; taxes;
levies and assessments for the calendar year during which this deed is executed;
and all matters shown on the above-referred to Plat or which would be disclosed
by an accurate survey or personal inspection of the property. Grantor hereby
fully warrants the title to said land and will defend the same against the
lawful claims of all persons whomsoever, except as aforesaid. (Provided, however,
that Grantor expressly reserves unto itself and its successors and assigns an
easement over, under and through all of the land herein conveyed for the
purpose of installing, constructing, repairing and maintaining roads, drainage
facilities and utilities of all kinds and description until such time as all
improvements are completed.)

Signed, sealed and delivered in the
presence of us:

IN WITNESS WHEREOF, the said party
of the first part has caused these
presents to be signed in its name
by its authorized agent the day and
year above written.

Charlotte A. Buggs
Janet Condon

CAPE CAVE CORPORATION,
a Delaware Corporation
By Betty L. Shipman
(Authorized Agent)

STATE OF FLORIDA
COUNTY OF LEE

SS

Documentary Tax Pd. 30.60
Intangible Tax Pd. \$ _____
Buddy C. Alexander, Clerk Charlotte County
By: J. Jones D.C.

I HEREBY CERTIFY that on this day and year first above written before me
personally appeared the above named Authorized Agent of CAPE CAVE CORPORATION,
a corporation under the laws of the State of Delaware, to me known to be the
person who signed the foregoing instrument as such agent and acknowledged the
execution thereof to be his free act and deed as such agent for the uses and
purposes therein mentioned, and that the said instrument is the act and deed
of said corporation.

WITNESS my signature and official seal at Lehigh Acres, in the County of
Lee, and State of Florida, the day and year last aforesaid.

Janet Condon (SEAL)
NOTARY PUBLIC, State of Florida
at Large

My Commission Expires: April 6, 1987
Notary Public, State of Florida at Large
My Commission Expires April 6, 1987
BONDED THRU AGENTS' NOTARY BROKERAGE

SECURITY VERIFIED BY _____
JAN 1985