

10.50 Rec
2,905.00 Doc

Return to:
PENINSULA STATE TITLE
18401 MURDOCK CIRCLE (E)
PORT CHARLOTTE, FL 33948

WC/180 PI

Parcel I.D. No: 3414-501-4704-020-7

Grantee #1 TIN: _____

Grantee #2 TIN: _____

* Doc Assump : \$ 0.00
* Doc Tax : \$ 2905.00
* Int Tax : \$ 0.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 22ND day of October, 1997,

by: Brian J. Connolly, a married man ("Grantor"), whose post office address is 3470 S.W. Centre Court, Palm City, Florida 34990,

to: AutoZone, Inc., a Nevada corporation with its principal offices in the City of Memphis, County of Shelby, State of Tennessee ("Grantee"), whose post office address is Department 8700, Post Office Box 2198, Memphis, Tennessee 38101,

[Wherever used herein, the terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include, bind and inure to the benefit of all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, and/or partnerships.]

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following real property, situate, lying and being in the County of St. Lucie, State of Florida, more particularly described as follows:

Commence at the intersection of the easterly right-of-way line for Highway U.S. No. 1 (200' R/W) and the centerline of Mariposa Avenue (said point also being on the east-west 1/4 section line of Section 12, Township 37 South, Range 40 east); thence N 27°53'46"W (along said easterly R/W line) for 748.57 feet to the intersection of the south line of the north 1/2 of Lot 12, Block 1, "Plat No. 1 Saint Lucie Gardens", recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida; and the point of beginning of the lands herein described; thence North 27°53'46" West along said northeasterly right-of-way line, a distance of 220.26 feet; thence North 62°06'14" east, a distance of 557.45 feet to a point on the east line of Lot 13 said Plat No. 1 Saint Lucie Gardens; thence South 00°00'55" East along said east line a distance of 455.48 feet to the south line of the north one-half of Lot 13 and 12 of said subdivision; thence South 89°59'57" West along the south line of the north one-half of Lots 13 and 12 of said subdivision, a distance of 389.75 feet to the point of beginning of the herein described parcel of land.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR ANY MEMBER OF GRANTOR'S FAMILY, NOR IS IT LOCATED ADJACENT TO THE GRANTOR'S HOMESTEAD OR ANY MEMBER OF GRANTOR'S FAMILY. GRANTOR'S HOMESTEAD ADDRESS IS 3470 S.W. Centre Court, Palm City, Florida 34990

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
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Recorded: 11-10-97 02:14 P.M.

GRANTOR FURTHER QUITCLAIMS any and all easements and appurtenances to the property and any and all right, title and interest which Grantor may have in and to any land lying in the right of way line of any and all streets, alleys and ways adjoining the Property to the centerline thereof.

SUBJECT TO: Taxes for the current and subsequent years and a Drainage Easement recorded in Official Records Book 578, Page 1812 of the Public Records of St. Lucie County, Florida.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of said land in fee simple; has good right and lawful authority to sell and convey said land; hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in our presence:

Kenneth A. Norman
[Printed Witness Name] Kenneth A. Norman

Brian J. Connolly
Brian J. Connolly

Kathleen A. Leone
[Printed Witness Name] KATHLEEN A. LEONE

STATE OF FLORIDA
COUNTY OF MARTIN

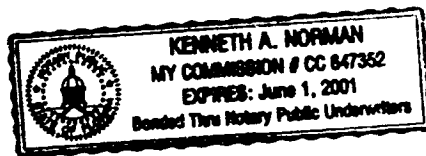
THE FOREGOING INSTRUMENT was acknowledged before me this 22ND day of October, 1997, by Brian J. Connolly who is/are personally known to me or has/have produced _____ as identification.

Kenneth A. Norman
[Printed Notary Name] Kenneth A. Norman
Notary Public, State of Florida

My Commission expires:

[Notarial Seal]

102307.1



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