

as in equity of the said parties of the first part,
 to have and to hold the above granted and described
 premises with the appurtenances, unto the said parties
 of the second part their heirs and assigns to them
 and their own proper use forever,
 And the said parties of the first part for themselves, their
 heirs, executors and Administrators do Covenant to
 and with the said parties of the second part their heirs
 and assigns that in said portion of the first part at the
 time of the sealing and delivery of this presents, are
 lawfully seized in fee simple of and in, all and
 singular the above bargained and described
 premises with appurtenances and have good
 right and lawful authority to sell and convey
 the same, And that the said parties of the second
 part their heirs and assigns shall peaceably possess
 the above granted premises with the appurtenances
 without molestation or disturbance of the said parties
 of the first part their heirs or assigns or of any other
 person or persons lawfully claiming or to claim the
 same, and that the same are now free, clear,
 discharged and unincumbered and free from all
 former and other grants, titles, charges, estate,
 judgments, taxes, assessments and encumbrances
 of what nature and kind so ever.

It is further stated that the parties of the first part, have heretofore
 on or about July 10th 1890 executed to the said parties of the
 second part, an instrument purporting to be a conveyance
 of the land herein described, which instrument was
 executed in the presence of J. Calvin and J. P. Miller as subscribing
 witnesses thereto, and acknowledged before John T. Register
 a Justice of the Peace for said County of Geneva, and
 wherever doubts exist as to whether said instrument is
 properly executed and acknowledged according to the
 laws of the State of Florida regulating conveyances of real
 estate. Now this deed is intended to cure all defects
 which may be found to exist in the instrument before
 mentioned, and to effectually convey the lands herein
 described to parties of second part.

And the said parties of the first part for themselves
 and their heirs, the above described and hereby
 granted and released premises, and every part
 and parcel thereof with the appurtenances unto the
 said parties of the second part their heirs and assigns