

their heirs and assigns, that the said parts of the first part at the time of the sealing and delivery of their presents, are lawfully seized in full simple 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 parts 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 parts 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 from all discharged and unincumbered and freed from all former and other grants, titles, charges, estates, judgments, liens, assessments and incumbrances of what nature and kind soever.

It is understood that the parties of the first part hereunto on or about July 10 1841 Executed to the said parts of the second part an instrument purporting to be a conveyance of the lands herein described, which instrument was executed in the presence of J. Calvin and J. P. Wells as subscribing witnesses thereto and acknowledged before John P. Regis a Justice of the Peace for said County of Duval. And whereas 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 the parties of the 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 parts of the second part their heirs and assigns, against the said parts of the first part and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant, and by their presents forever defend.

In witness whereof the said parties of the first part have hereunto set their hands and seals