

BSG:lss
8948.01-23-106
3/3/2026

This instrument prepared by
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Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

REC. 35.50
DOC. .70
INT. 0
INDEX 1.00
CONSIDERATION None

Inst: 202612006101 Date: 03/19/2026 Time: 4:11PM
Page 1 of 4 B: 1563 P: 1499, James M Swisher Jr, Clerk of Court
Columbia, County, By: TD
Donato Clerk/Doc Stamp Deed: 0.70

DEED

THIS DEED made this 4 day of March, 2026, by TIMOTHY J. HALL, also known as TIMOTHY HALL, and SHANNON HALL, husband and wife, whose mailing address is 152 NW Ernest Gln, White Springs, Florida 32096, hereinafter called the Grantor, to KATIE SESSIONS and DYLAN SESSIONS, wife and husband as tenants by the entireties, whose mailing address is 871 NE Cemetery Loop, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of love and affection, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Columbia, State of Florida, to wit:

More particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

Tax Parcel No.: A portion of 08-1S-17-04508-003

SUBJECT TO all easements, restrictions, reservations, limitations, and mineral

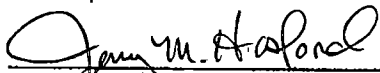
rights of record, if any, and all zoning and land use rules, regulations, and ordinances, as shown in the title work, but this shall not serve to reimpose the same.

Grantors are the parents of Grantee, Katie Sessions.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

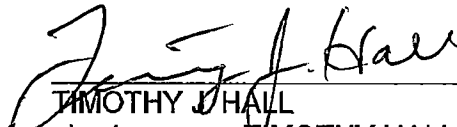
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

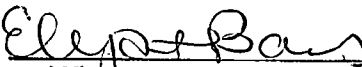
Signed, sealed and delivered
in the presence of:


Witness
JENNY M. HOFORD
(Print/type name)

Address:

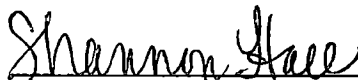
4641 W US HWY 90
LAKE CITY, FL 32055

 (SEAL)
TIMOTHY J. HALL
also known as TIMOTHY HALL


Witness
Elizabeth Baures
(Print/type name)

Address:

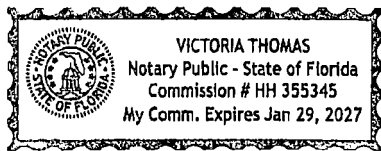
4641 W US HWY 90
LAKE CITY, FL 32055

 (SEAL)
SHANNON HALL

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of March, 2026, by TIMOTHY J. HALL, also known as TIMOTHY HALL, and SHANNON HALL, his wife, who are personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Victoria Thomas
Notary Public, State of Florida
Victoria Thomas

My Commission Expires: Jan 29, 2027

EXHIBIT "A"

The West one-half (W ½) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 8, Township 1 South, Range 17 East, Columbia County, Florida.

SUBJECT TO AND TOGETHER WITH an ingress and egress easement along the South 40.00 feet of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of said Section 8, East of the Easterly right-of-way line of US Highway #441 and the South 40.00 feet of the West One-Half (W ½) of the SW 1/4 of the NE 1/4 of said Section 8;

AND SUBJECT TO that certain perpetual, non-exclusive easement for ingress, egress and utilities dated May 19, 2020, recorded at Book 1411, Page 2294, public records of Columbia County, Florida, from Rufus C. Ogden, Jr., to Kenneth Green, Meriba Green and Jordan Green.