

Prepared by and return to:

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File Number: 25-065A

Parcel Identification No. 29-6S-16-03972-011

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of April, 2025 between Timothy J. Furr and Debra D. Furr, Husband and Wife whose post office address is 1187 Ray Lee Rd, Villa Rica, GA 30180 of the County of Paulding, State of Georgia, grantor*, and Steven Harris and Ashley Harris, Husband and Wife whose post office address is 1552 Avondale Ridge Drive, Plant City, FL 33567 of the County of Hillsborough, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 10 of Hills of Ft. White Subdivision, an unrecorded subdivision, more particularly described as follows:

Part of the SE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at a concrete monument, LS 4708, marking the NE corner of the SE 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 16 East, Columbia County, Florida; thence S.01 degrees 22'37"E., along the monumented East line of said NE 1/4 of the SW 1/4, a distance of 305.80 feet to a concrete monument, LS 4708, and the point of beginning of the herein described lands; thence continue S.01 degrees 22'37"E., still along said East line, 532.05 feet to a concrete monument, LS 4708; thence S.88 degrees 37'23"W., 981.41 feet to a concrete monument, LS 4708, set on the East line of a 60 foot wide road easement; thence continue S. 88 degrees 37'23"W., 78.90 feet to a 5/8" iron rod, LS 4708, on the centerline of said 60 foot wide road easement, marking the radius point of a cul-de-sac and also being the point of curve of a curve concave Northwesterly and having a radius of 435.98 feet and a central angle of 72 degrees 02'59" and being subtended by a chord having a bearing of N.34 degrees 58'16"E. and a chord length of 512.83 feet; thence Northeasterly along said centerline and the arc of said curve an arc distance of 548.25 feet to a 5/8" iron rod, LS 4708, marking the point of tangency of said curve; thence N.01 degrees 03'14"W., along said centerline line, 119.00 feet to a 5/8" iron rod, LS 4708; thence N.88 degrees 37'23"E., 30.00 feet to a concrete monument, LS 4708, set on the aforementioned East line of said 60 foot wide road easement; thence N.88 degrees 37'23"E., 725.69 feet to the point of beginning.

Subject to and together with private road easement and public utility easement.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

C. Ales

Witness

Printed Name: Christina Ales

P.O. Address: 7951 Villa Rica Hwy
Suite 135, Dallas, GA 30157

B. Twitty

Witness

Printed Name: Britus Twitty

P.O. Address: 7951 Villa Rica Hwy
Ste 135, Dallas, GA 30157

C. Ales

Witness

Printed Name: Christina Ales

P.O. Address: 7951 Villa Rica Hwy
#135, Dallas, GA 30157

B. Twitty

Witness

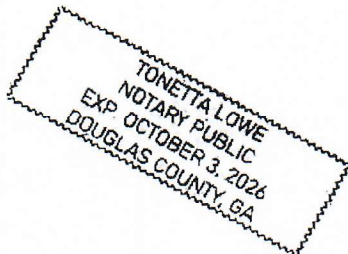
Printed Name: Britus Twitty

P.O. Address: 7951 Villa Rica Hwy
#135, Dallas, GA 30157

State of GA
County of Douglas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ___ day of April, 2025 by Timothy J. Furr and Debra D. Furr who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Timothy J. Furr
Timothy J. Furr

Debra D. Furr
Debra D. Furr

Tonetta Lowe
Notary Public

Print Name: Tonetta Lowe

My Commission Expires: 10-3-26