

Prepared by:

Lisa A. Schlitzkus
118 N. Marion Avenue
Lake City, Florida 32055

When Recorded return to

Lisa A. Schlitzkus
118 N. Marion Avenue
Lake City, Florida 32055

Inst:201512019176 Date:11/17/2015 Time:10:43 AM
Doc Stamp-Deed:0.70
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1304 P:1401

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR:

Grantor's name and address is: JAMES ALBRITTON
The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE:

Grantee's name and address is: KIMBERLY ALBRITTON
KIMBERLY ALBRITTON's tax identification number is: [REDACTED]
The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I", "me", "you", "grantor" and "grantee", shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable is permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

All of Husband's right, title and interest in the following described land situate in COLUMBIA County, Florida:

TOWNSHIP 5 SOUTH – RANGE 17 EAST

Parcel 1

Section 24: Commence at the Southeast corner of Section 24, Township 5 South, Range 17 East, and run thence N 89°02' W, along the South line of said Section, 309.00 feet to a point on the centerline of State Road No. S-245, thence Northwesterly along said centerline of a curve concave to the left, and arc distance of 244.33 feet, to a point of tangent, thence N 14°48'19" W, along said centerline, 1390.34 feet, thence run S 75°11'41" W, 50.00 feet to the Westerly right-of-way line of State Road No. S-245, and to the POINT OF BEGINNING, thence

continue S 75°11'41" W 160.00 feet, thence N 14°48'19" W, 85.00 feet, thence N 75°11'41" E, 160.00 feet to the Westerly right-of-way line of said State Road S-245, thence S 14°48'19" E, 85.00 feet to the **POINT OF BEGINNING.**

Containing 0.31 acres, more or less.

Tax Parcel No.: 24-58-17-09363-001 (parent parcel)

Parcel 2

A part of Section 24, Township 5 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of said Section 24 and run S 89°20'01" W, along the North line thereof, a distance of 1222.96 feet to the Westerly right-of-way line of State Road #245 for a **POINT OF BEGINNING.** Said point being on a curve concave to the Southwest, having a radius of 1860.08 feet, a central angle of 17°59'19", a chord bearing of S 29°59'42" E, a chord distance of 581.60 feet; thence Southeasterly along the arc of said curve for an arc distance of 583.99 feet; thence S 75°00'30" W, a distance of 201.97 feet; thence S 14°59'30" E, a distance of 61.12 feet; thence N 89°17'39" W, a distance of 2558.73 feet; thence N 00°48'37" E, a distance of 1256.38 feet; thence N 83°00'38" E, a distance of 184.07 feet; thence S 00°24'32" W, a distance of 668.72 feet; thence S 89°19'24" E, a distance of 2241.96 feet to the **POINT OF BEGINNING.**

Containing 39.46 acres, more or less.

Tax Parcel No.: 24-5S-17-09363-007 (parent parcel).

CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you. This transfer is being made as part of an equitable distribution of property in the Columbia County Dissolution of Marriage proceeding. No title search has been conducted.

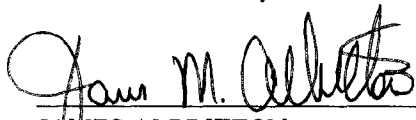
5. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you all of my right, title and interest interest that I may have in and to the property described above.

6. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

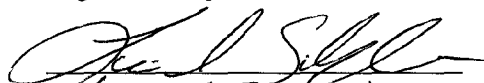
Executed on 10 day of OCTOBER, 2015.



JAMES ALBRITTON

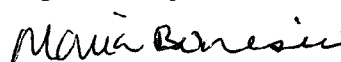
(Date)

Signed in the presence of:



Lisa A. Shults
110 N. Marion Ave
Lake City, FL 32055
Witness

Signed in the presence of:

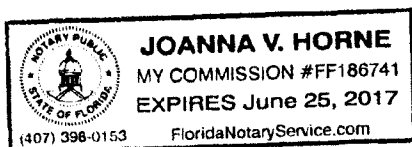


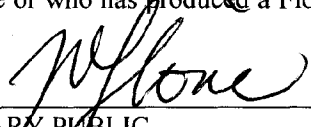
Maria Bonasio
110 N Marion Ave
Lake City, FL 32055
Witness

STATE OF FLORIDA)

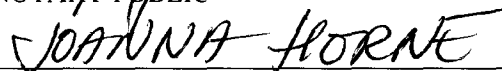
COUNTY OF COLUMBIA)

SWORN TO AND SUBSCRIBED before me, this 29 day of October, 2015, by
JAMES ALBRITTON, who is personally known to me or who has produced a Florida driver's license as
identification.





NOTARY PUBLIC



JOANNA HORNE

[Print, type or stamp commissioned name of notary or
deputy clerk.]