

This Instrument Prepared by and Return to:

Roberta O. Getzan, Esq.
**Morgan Law Center for Estate
& Legacy Planning, PLLC**
234 East Duval Street
Lake City, Florida 32055

GRANTEE:

HARMON A. CHANDLER
ELAINE BADGEROW
LORI-ANN BARNES
LISA MARIE EDENFIELD

Parcel Identification Number:
25-4S-16-03155-109

Inst: 201912014724 Date: 06/27/2019 Time: 11:46AM
Page 1 of 2 B: 1387 P: 1811, P.DeWitt Cason, Clerk of Court
Columbia, County. By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED
(Enhanced Life Estate)

THIS WARRANTY DEED, made this 27th day of June, 2019, between **AUGUSTUS F. CHANDLER**, whose post office address is 406 SW Gertrudis Drive, Lake City, Florida 32024 (herein Grantor), and **HARMON A. CHANDLER**, whose address is 8978 232nd Street, O'Brien, Florida 32071, **ELAINE BADGEROW** whose address is 309 SE Gregory Glen, Lake City, Florida 32025, **LORI-ANN BARNES**, whose address is Post Office Box 5, Fort White, Florida 32038, and **LISA MARIE EDENFIELD**, whose address is 158 SW Edenfield Way, Lake City, Florida 32024 (hereinafter Grantees).

The terms Grantor and Grantee, shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property in **Columbia County, Florida**:

Lot 9, Oak Ridge Estates, Unit III, a subdivision according to the plat thereof recorded in Plat Book 5, Page 52, Public Records of Columbia County, Florida.

SUBJECT TO all reservations, restrictions and easements of record, if any.

Grantor reserves unto himself, for and during his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto

himself, for and during his lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interests of the Grantee, as Grantor in his sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon his death.

Grantor further reserves unto himself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantor shall have no liability for waste. Grantor shall have full power and authority to dispose of the property during Grantor's lifetimes, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantor's lifetime.

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances, thereto belonging or in any way appertaining to the said property.

Grantor hereby covenant with said Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the said Grantor has executed this deed on the day and year first above written. Signed, sealed and delivered in the presence of:

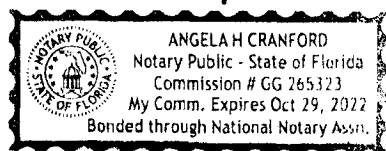
Roberta O. Getzan
ROBERTA O. GETZAN, Witness

A.F. Chandler (SEAL)
AUGUSTUS F. CHANDLER

Julie D. Floyd
JULIE D. FLOYD, Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27th day of June, 2019, by AUGUSTUS F. CHANDLER, who is personally known to me or who has produced N/A as identification and who did not take an oath.



Angela H. Cranford
Notary Public, State of Florida