

Inst: 202212008276 Date: 04/27/2022 Time: 2:39PM
Page 1 of 1 B: 1465 P: 909, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed, made the 9th day of April, 2022, by **Kelly Companies of Lake City, Inc.** (a corporation authorized to do business in the state of Florida) whose mailing address is P.O. Box 1116, Lake City Florida, 32056-1116 hereinafter called the grantor, to **Mrs. Judy Chapman**, whose post office address is P.O. Box 992, Lake City, Florida. 32056-992, hereinafter called the grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in the consideration of ten dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants bargains, sells aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Columbia County, State of Florida, known and described as follows:

LOT 1, Block B "COLUMBIA ESTATES", a Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 112 and 112a of the public records of Columbia County, State of Florida.

SUBJECT to Reservations, restrictions and easements of record; Local building and zoning regulations; and taxes for 2016 and subsequent years

This Instrument is given to fulfil the terms and conditions of that certain "Agreement for Deed" as recorded December 18th 2017 in Official Records Book 1349, Page 2797 and "that certain "Quit Claim Deed" as recorded July 2nd 2018 in Official Records Book 1363, Page 1940 and that certain "Amendment thereto" as recorded July 3rd 2018 in Official Records Book 1363, Page 2187 of the public records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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

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:

Michael J. Spencer
Witness Signature

Michael J. Spencer
Printed Name

Brittany Branscome
Witness Signature

Brittany Branscome
Printed Name

Terry M. Kelly
Terry M. Kelly, President

STATE OF FLORIDA
COUNTY OF COLUMBIA

Sworn and subscribed before me this 11 day of April, 2022 by
TERRY M. KELLY of who is personally known to me or produced Florida Drivers License as
other identification and who did not take an oath.

Deanna P. Spicer
Notary Public State of Florida

Prepared by:
Kelly Companies of Lake City, Inc.
P.O. Box 1116
Lake City, FL 32056-1116

