

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-8294CW

Parcel Identification No 16-4S-16-03038-002

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 6th day of December, 2024 between **Christina R. Morrison, a single woman, Thomas E. Morrison Jr., a married man, Donna M. Autry, a single woman, John A. Morrison, a single man, Rachel Eddings, a married woman, and Michelle Peeler, an unmarried woman**, whose post office address is **1945 Wolf Floral Drive, Sun City Center, FL 33573**, of the County of Hillsborough, State of Florida, Grantors, to **Eddie Ernesto Caballero, a single man**, whose post office address is **517 SW Lamboy Circle, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Parcel No. 23 of an unrecorded survey dated March 25, 1970, prepared by B.G. Moore, Registered Land Surveyor, which is more particularly described as follows:

The West 1/2 of the Southeast 1/4 of Northwest 1/4 of Southeast 1/4 of Section 16, Township 4 South, Range 16 East, LESS AND EXCEPT road rights of way and subject to utility easements.

All lying and being in Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Anne C Lewis
Witness

Christine R Morrison
Christine R. Morrison

Print Witness Name and Address:

ANNE C LEWIS
1943 WOLF LAUREL DR
SUN CITY CENTER FL 33573

Kari Anapol
Witness

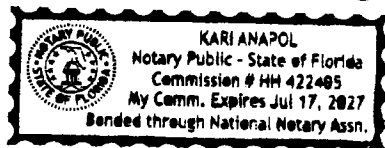
Print Witness Name and Address:

KARI ANAPOL
5732 Edentalks Pl.
Apollo Beach FL 33572

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of December, 2024, by Christine R. Morrison, Donna M. Autry, as Attorney-In-Fact for Thomas E. Morrison Jr., Donna M. Autry, John A. Morrison, Rachel Eddings, and Michelle Peeler.

Kari Anapol
Signature of Notary Public



Print, Type/Stamp Name of Notary
KARI ANAPOL

Personally Known: _____ OR Produced Identification:
Type of Identification Produced: Florida Driver's Lic.

Signed, sealed and delivered
in our presence:

AK
Witness

Print Witness Name and Address:

Alaine A. Glover
1110 Elder Dawn Drive
Summerville, SC 29483

Paul D Miranda
Witness

Print Witness Name and Address:

PAUL D MIRANDA
111 CATBRIAR COURT
SUMMERVILLE SC 29485

Thomas E. Morrison Jr. by Donna M. Autry,
Thomas E. Morrison Jr. by Donna M. Autry, his
Attorney-In-Fact his A-I-F

STATE OF South Carolina
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me by means of physical presence or () online
notarization this 6 day of December, 2024, by Thomas E. Morrison Jr. by Donna M. Autry, his Attorney in
Fact and who have provided POA/SPL as identification.

AK
Signature of Notary Public



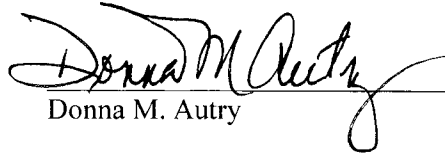
Signed, sealed and delivered
in our presence:



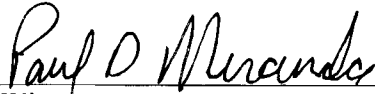
Witness

Print Witness Name and Address:

Alaine A. Glover
1118 Elder Down Drive
Summerville, SC 2983



Donna M. Autry



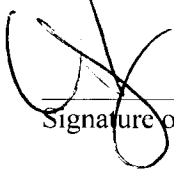
Witness

Print Witness Name and Address:

PAUL D MIRANDA
111 CATBRIAR COURT
SUMMERVILLE SC 2985

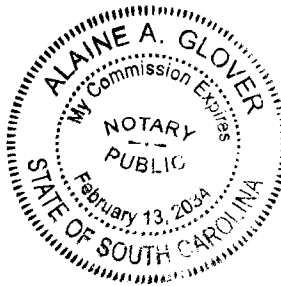
STATE OF South Carolina
COUNTY OF DORCHESTER

The foregoing instrument was acknowledged before me by means of () physical presence or () online
notarization this 12 day of December, 2024, by Donna M. Autry and who have provided SCDL as
identification.

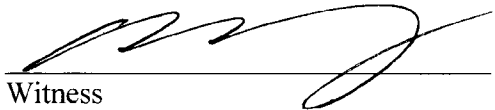


Alaine A. Glover

Signature of Notary Public

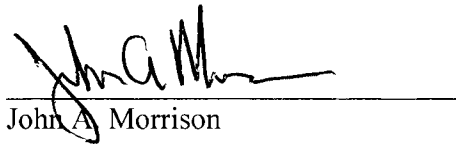


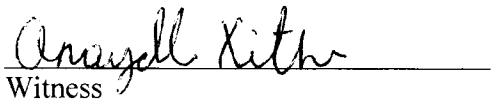
Signed, sealed and delivered
in our presence:


Witness

Print Witness Name and Address:

Matthew Jackson
3421 NW 54th Ln
Gainesville, FL 32653


John A. Morrison

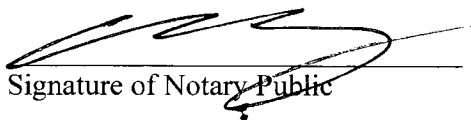

Witness

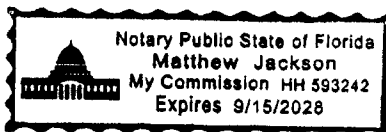
Print Witness Name and Address:

2950 SW Archer Rd
Gainesville FL 32608
Anayelli Xithe

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 6 day of December, 2024, by John A. Morrison and who have provided FLDL as
identification.


Signature of Notary Public



*Signed, sealed and delivered
in our presence:*

Chast J Whalen

Witness

Print Witness Name and Address:

Chast J. Whalen

426 SW Commerce Dr.#145

Lake City, FL 32025

Rachel Eddings

Rachel Eddings

Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

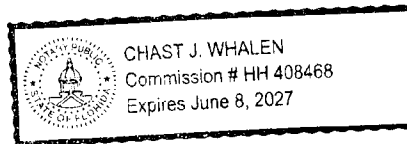
Lake City, FL 32025

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 December, 2024, by Rachel Eddings and who have provided PL as identification.

Chast J Whalen

Signature of Notary Public



Signed, sealed and delivered
in our presence:

[Signature]
Witness

[Signature]
Michelle Peeler

Print Witness Name and Address:

Jessica J Kritzas
1937 Hickory Trace Dr
FLEMING ISLAND FL 32003

[Signature]
Witness

Print Witness Name and Address:

yeslyn bomez
8550 Rampart Rd
Jax, FL 32244

STATE OF FLORIDA
COUNTY OF ~~COLUMBIA~~ clay

The foregoing instrument was acknowledged before me by means of () physical presence or () online
notarization this 6th day of December, 2024, by Michelle Peeler and who have provided FL D.L. as
identification.

[Signature]
Signature of Notary Public
Yeslyn bomez

