

Prepared by:
Abstract Trust Title, LLC
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

Inst: 201312003316 Date: 3/5/2013 Time: 3:56 PM
Stamp: Deed: 1806.00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B.1250 P.1551

ATS# 4-5491

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 5th day of February, 2013, between Clifford Culpepper also known as Clifford Ray Culpepper, A Single Person, Individually and as Trustee of The Culpepper Family Trust, hereinafter called the grantor, to Allen G. Plum and his wife, Marianna K. Plum, whose post office address is: 925 Derby Lane, Rockledge, FL 32955 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz: **Parcel ID# R09620-000 and R09615-104**

Parcel 1:

SE 1/4 of NW 1/4, also the NE 1/4 of SW 1/4 all in Section 6, Township 6 South, Range 17 East, Columbia County, Florida.

AND

Parcel 2:

Lot 4, HIGHLAND FARMS, a subdivision, as recorded in Plat Book 5, page 87 of the public records of Columbia County, Florida. LESS AND EXCEPT THAT PART OF THE NORTH 40 FEET OF LOT 4, AS LIES EAST OF THE WESTERN MOST 108 FEET OF SAID LOT 4. The West 108 feet of Lot 3, HIGHLAND FARMS, a subdivision, as recorded in Plat Book 5, page 87, of the public records of Columbia County, Florida.

TOGETHER with all 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Melinda Weaver
Witness:
MELINDA WEAVER
Printed Name:

Clifford Culpepper
Clifford Culpepper a/k/a Clifford Ray Culpepper,
Individually

Michael H. Harrell
Witness:
Michael H. Harrell
Printed Name:

Clifford Ray Culpepper
Clifford Ray Culpepper, as Trustee of The
Culpepper Family Trust

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 5th day of February, 2013 by Clifford Culpepper also known as Clifford Ray Culpepper, Individually and As Trustee of the Culpepper Family Trust personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

RB

(Notary Seal)



Michael H. Harrell
Notary Public

MICHAEL H. HARRELL
Notary Public, State of Florida
My Comm. Expires April 8, 2013
Commission No. DD 889555