


THIS INSTRUMENT PREPARED BY:
Baker Title & Escrow Company, Inc.
Whitney Inglis
553 East Macclenny Avenue
Macclenny, FL 32063

RECORD AND RETURN TO:
Baker Title & Escrow Company, Inc.
553 East Macclenny Avenue
Macclenny, FL 32063

RE PARCEL ID #:
CONTRACT SALES PRICE: \$40,000.00

Inst: 202212024084 Date: 12/19/2022 Time: 3:49PM
Page 1 of 2 B: 1481 P: 1413, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 280.00

WARRANTY DEED

THIS WARRANTY DEED made this **16th day of December, 2022** by **Anthony F. Altman, Lisa A. Stewart and Brian C. Altman, all conveying non-homestead property**, hereinafter referred to as Grantor, whether one or more, and whose address is **P.O. Box 475, Welaka, FL 32193**, to **Glenn L. Sheppard**, hereinafter referred to as Grantee, whether one or more, and whose address is **9364 SE 141st Blvd., White Springs, FL 32096**

(Wherever used herein the term "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.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of **Columbia**, State of **Florida** to wit:

Commence at the Northwest corner of the SE 1/4 of the SW 1/4, Section 20, Township 3 South, Range 17 East, and run thence S 49°51' E, 430.16 feet to the Southeast right of way line of Double Run Road for a Point of Beginning; and run thence N 37°20' E, along said right of way line, 150.0 feet; thence run S 56°38' E, 130.80 feet; thence run S 18°14' E, 128.65 feet to the Northwest right of way line of State Road No. S-250; thence run S 71°46' W, along said Northwest right of way line, 419.0 feet to the intersection of the said Southeast right of way line of Double Run Road and the Northwest right of way line of State Road No. S-250; thence run N 37°20' E, along said Southeast right of way line of Double Run Road, 260.0 feet to the Point of Beginning.

Above described lands being the same as Lots 1, 2, 3, 14 and 15 of Triangle Park, an unrecorded subdivision of a part of the East 1/2 of the SW 1/4, Section 20, Township 3 South, Range 17 East in Columbia County, Florida.

SUBJECT TO taxes accruing subsequent to **December 31, 2022.**

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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.

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

Signed, sealed and delivered in our presence:

Tina L Smith
Tina L Smith

Anthony F. Altman
Anthony F. Altman

Witness
Carol G. Sellers
Carol G. Sellers

Lisa A. Stewart
Lisa A. Stewart

Witness

Brian C. Altman
Brian C. Altman

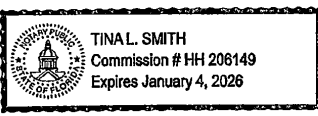
STATE OF Florida
COUNTY OF Baker

The foregoing instrument was acknowledged before me this 16th day of December, 2022 by means of physical appearance, by Anthony F. Altman and Lisa A. Stewart and Brian C. Altman, who are personally know to me or have produced DRIVERS licence as identification.

Tina L Smith

Notary Public, County and State Aforesaid
Tina L Smith

Notary Printed Signature



My commission expires: 1/4/26

Documentary Stamps in the amount of \$280.00 have been paid.