

PREPARED BY AND RETURN TO:

Roger W. Cruce, Esquire
1409 Kingsley Ave., Ste 1-B
Orange Park, Florida, 32073

Inst: 201912021745 Date: 09/17/2019 Time: 8:39AM
Page 1 of 2 B: 1394 P: 2058, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

Doc STAMP: 704
RECORDED: 418.50

**GIFT DEED RESERVING
ENHANCED LIFE ESTATE**

THIS INDENTURE is made this 29th of August, 2019, by and between **CAROLYN S. SHAY, UNMARRIED**, whose address is 129 NE Menlo Glen, Lake City, FL 32055, herein the "Grantor" and **CAROLYN S. SHAY**, as to a Life Estate Interest, whose address is 129 NE Menlo Glen, Lake City, FL 32055, hereinafter called the "Life Tenant", and **NANCY CHARLENE JORDAN AND PHILLIP JORDAN, HER HUSBAND**, whose address is 2503 Russell Rd., Green Cove springs, FL 32043, hereinafter called the "Remainderman". (as used herein, the terms "Grantor" and "Remaindermen" shall include singular and plural, all the parties to this instrument, and the heirs, representatives and assigns of individuals, and the successors and assigns and assigns of the corporations wherever the context so requires.)

WITNESSETH, that the Grantor, for the consideration of the sum of Ten and no/one-hundreths Dollars (\$10.00) and the love that a parent feels for their child and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the Remainderman, all that certain land situated in Columbia County, Florida, to-wit:

Lot 1, MENLO PARK, according to the map or plat thereof recorded in Plat Book 7, pages 79-80, of the public records of Columbia County, Florida, together with all improvements located thereon including, but not limited to, the mobile home permanently affixed thereto.

Parcel Number: 05-3S-17-04853-201

THIS INSTRUMENT PREPARED AT THE REQUEST OF REMAINDERMAN BY THE LAW OFFICE OF ROGER W. CRUCE, ATTORNEY-AT-LAW, P.A., 1409 KINGSLEY AVE., SUITE 1B, ORANGE PARK, FLORIDA 32073. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESS OR IMPLIED IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF THE TITLE OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

Grantor grants unto life tenant for and during her lifetime, the exclusive possession, use, as well as enjoyment of the rents and profits, if any, of the property described herein. Grantor further grants unto life tenant, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, without joinder of the Remainderman, by gift, sale, or otherwise so as to terminate the interest of one or all of the

Remaindermen, as Life Tenant in her sole discretion shall decide, except to dispose of said property, if any, by devise upon death. Grantor further grants unto Life Tenant the right to cancel this deed by further conveyance, which may destroy any and all rights which the Remainderman may possess under this deed. If the property described herein has not been previously disposed of prior to Life Tenant's death, upon Life Tenants death, all right and title to the property remaining shall fully vest in the Remainderman, subject to such liens and encumbrances existing at that time.

This deed represents a gift that is subject to minimum documentary stamp taxes under Florida Administrative Code Rule 12B-4.01(2)(a) and (b). This deed is also a "Ladybird Deed" on which only minimum documentary stamp taxes are due.

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

This conveyance is subject to covenants, easements and restrictions of record and ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year preceding the date hereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
In the presence of:

Witness: Regina C. Martinez
Printed Name: REGINA C. MARTINEZ

Carolyn S. Shay
CAROLYN S. SHAY

Witness: Patricia L. Cruce
Printed Name: PATRICIA L. CRUCE

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 29th day of August, 2019, by CAROLYN S. SHAY, who produced a driver's license as identification.

Patricia L. Cruce
Notary Public

