

Recording Fees: \$
Documentary Stamps: +
Total: \$
Prepared By And Return To:

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

TITLE OFFICES, LLC BK 0918 PG 2053
2015 S. 1ST ST.,
LAKE CITY, FL.. 32025

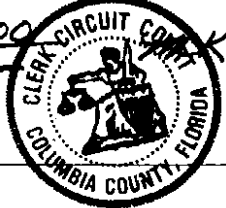
01-01420

*01 JAN 24 PM 3:29

File #01Y-01041KW/KIM WATSON

Property Appraisers Parcel I.D. Number(s):
14-5S-15-00459-224
Grantee(s) S.S.#(s):
261528023
261837584

Documentary Stamp 182.00
Intangible Tax
P. DeWitt Cason
Clerk of Court
D.C.



WARRANTY DEED

THIS WARRANTY DEED made and executed the 19th day of January, 2001 by RICHARD B. STEARNS and JUDITH H. STEARNS, HIS WIFE, hereinafter called the Grantor, to DAVID THOMAS KEYSER and JILL M. COLLINS, HIS WIFE, whose post office address is: 75 Keyser Lane, Roxboro, NC 27573 hereinafter called the Grantee: *BOTH MARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, 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 consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County, State of Florida, viz:

Lot 24, TIMBER RIDGE, an unrecorded subdivision, being a part of SE 1/4 of Section 14, Township 45 South, Range 15 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the SE corner of said Section 14 and run along the East line of said Section, N 00°38'48"W, 694.38 feet to the POINT OF BEGINNING; thence run S 89°21'12"W, 1268.02 feet to a point on the East right of way line of Mary Road (a 60 foot right of way at this point); thence run along said East right of way line, N 00°04'54"W, 343.60 feet; thence continue N 89°21'12"E, 1270.09 feet to a point on the aforementioned East line of Section 14; thence run along said East line, S 00°38'48"E, 343.59 feet to the POINT OF BEGINNING.

MG/AG

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 said 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 of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2000.

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:

Witness: Mary Smith

Witness: Eugene Lucas, Sr.

Witness:

Witness:

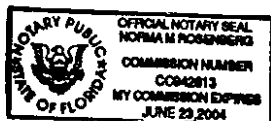
Richard B. Stearns
RICHARD B. STEARNS
Address: 29615 SW 154TH COURT

HOMESTEAD, FLORIDA 33033

Judith H. Stearns
JUDITH H. STEARNS
Address: 29615 SW 154TH COURT
HOMESTEAD, FLORIDA 33033

STATE OF FLORIDA
COUNTY OF DADE

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared RICHARD B. STEARNS and JUDITH H. STEARNS, HIS WIFE, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument. Witness my hand and official seal in the county and state aforesaid this 19th day of January, 2001.



Norma M. Roseberry
Notary Public:
Identification Examined: David Thomas Keyser