

PREPARED BY & RETURN TO:

Name: AUBRILL FLEMING & NATASHA SMITH

Address: 326 SW PLYMOUTH AVE.
FORT WHITE, FL 32038

Parcel No.: A PART OF 33-6S-16-04045-002

Inst: 202512000930 Date: 01/14/2025 Time: 4:28PM
Page 1 of 2 B: 1531 P: 983, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 3rd day of January, 2025, by **GLENN FLEMING** and **MARY ELIZABETH FLEMING, HUSBAND AND WIFE** hereinafter called the Grantors, to **AUBRILL FLEMING** and **NATASHA SMITH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 326 SW PLYMOUTH AVE, FORT WHITE, FL 32038, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantees all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Columbia, State of Florida, viz:

See Attached Exhibit A

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

Signed, sealed and delivered in the presence of:

Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W. Duval St
Lake City, FL 32055

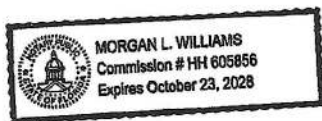
[Signature]
Witness Signature
Printed Name: Stephen Fanning
Witness Address: 757 W. Duval St
Lake City, FL 32055

Glenn Fleming L.S.
Name: GLENN FLEMING
Address: P.O. BOX 463, FORT WHITE, FL 32038

Mary Elizabeth Fleming L.S.
Name: MARY ELIZABETH FLEMING
Address: P.O. BOX 463, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of January, 2025, by GLENN FLEMING and MARY ELIZABETH FLEMING, who are personally known to me or who have produced Driver's License as identification.



Morgan L. Williams
Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10/23/28

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼), OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 03°06'32" W., ALONG THE EAST LINE OF SAID NW ¼ OF THE SW ¼, A DISTANCE OF 428.98 FEET; THENCE N 86°53'28" W., A DISTANCE OF 210.00 FEET; THENCE S 03°06'32" W., A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 03°06'32" W., A DISTANCE OF 105.00 FEET; THENCE N 86°53'28" W., A DISTANCE OF 210.00 FEET; THENCE N 03°06'32" E., A DISTANCE OF 105.00 FEET; THENCE S 86°53'28" E., A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.51 ACRES MORE OR LESS.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME.
LEGAL PROVIDED BY GRANTOR.