

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

Inst:201312016697 Date:10/30/2013 Time:10:49 AM  
Doc Stamp-Deed:822.50  
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1264 P:79

ATS# 1-36449

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28th day of October, 2013, by Ronnie Poole, as Special Magistrate for the Estate of Gail Gunselman Melton a/k/a Gail Eugene Melton appointed in Probate Case No. 09-125-CP, hereinafter called the grantor, to Joshua Morris, whose post office address is 1257 NW Ashley Street, Lake City, Florida 32055 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# 11 4S 16 02905 114

Lot 14, Block A, Woodcrest, according to plat thereof as recorded in Plat Book 6, page 133-136, public records of Columbia County, Florida.

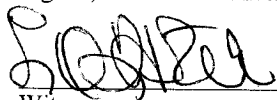
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

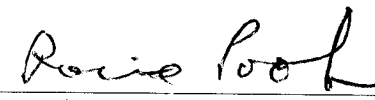
TO HAVE AND TO HOLD, the same in fee simple forever.

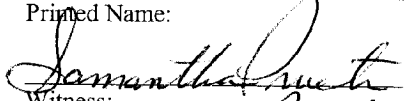
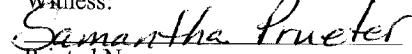
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:

  
Witness:  
**LYNNE O. HUNTER**  
Printed Name:

  
Ronnie Poole, as Special Magistrate  
of the Estate of Gail Gunselman Melton

  
Witness:  
  
Printed Name:

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me this 28th day of October, 2013 by RONNIE POOLE, AS MAGISTRATE OF THE ESTATE OF GAIL GUNSELMAN MELTON A/K/A GAIL EUGENE MELTON APPOINTED IN PROBATE CASE NO. 09-125-CP, personally known to me or, if not personally known to me, who produced \_\_\_\_\_ for identification and who did not take an oath.



A handwritten signature in cursive script, appearing to read "Lynne O. Hunter", is written over a horizontal line.

Notary Public

