

Sales Price \$ 75,000.00
Doc Stamp \$ 525.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-10019

Parcel No.: 22-4S-16-03086-002

Inst: 202212024253 Date: 12/21/2022 Time: 3:58PM
Page 1 of 1 B: 1481 P: 1882, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
Deputy Clerk Doc Stamp-Deed: 525.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **21st** day of **December**, **2022**, by **ZIMMIE C. PETTY** and **MELVALEE YVONNE PETTY, HUSBAND AND WIFE**, hereinafter called the Grantors, to **JB3, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at **182 SW GROUSE PLACE, LAKE CITY, FL 32025**, hereinafter called the Grantee:

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 grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Township 4 South- Range 16 East
Section 22: Begin at the NE corner of Section, run South along Section line 730.19 feet for POINT OF BEGINNING; run West 910.35 feet; run South 436.93 feet, thence East 910.35 feet, thence North 436.93 feet to POINT OF BEGINNING, said lands lying and being in Columbia County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Zimmie C. Petty L.S.
Name: ZIMMIE C. PETTY
Address: 956 SW CANNON CREEK DR, LAKE CITY, FL 32024

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Melvaalee Yvonne Petty L.S.
Name: MELVALEE YVONNE PETTY
Address: 956 SW CANNON CREEK DR, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of December, 2022, by ZIMMIE C. PETTY and MELVALEE YVONNE PETTY, who are personally known to me or who have produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26