

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-9818

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 20 day of August, 2020, by Jonathan L. Ward and his Wife, Amy Ward, hereinafter called the grantor, to Mohammed Habibullah and his Wife, Bilkis Sultana, whose address is: 339 SE Llew Ellyn Ave, Lake City, FL 32025 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:

Lot 3, Hills of Windsor, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 1, of the 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 the prior year.

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:

Mary McRae
Witness:
Mary McRae
Printed Name:

Jonathan L. Ward
Jonathan L. Ward
Amy D. Ward
Amy D. Ward

Witness:
Michael H. Harrell
Printed Name:

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of August, 2020 by Jonathan L. Ward and his Wife, Amy D. Ward, personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Michael H. Harrell
Notary Public

