

Prepared by:

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

Inst: 202112020712 Date: 10/12/2021 Time: 3:52PM
Page 1 of 3 B: 1449 P: 1953, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 490.00

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 12 day of October, 2021, by Bobby D. Baird, A Single Person, hereinafter called the grantor, to Alex Talmadge Bullard and His Wife, Melissa Lynn Bullard whose address is: 190 SW Iris Ct, Lake City, FL 32024 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:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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:

Bobby D Baird
Bobby D. Baird

Jessica Thomas
Witness:
Jessica Thomas
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of October, 2021 by Bobby D. Baird, A Single Person, who is personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marylin Thomas
Notary Public



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024

ABSTRACT TRUST TITLE, LLC
283 NW COLE TERRACE
LAKE CITY, FL 32055
(386) 752-0946/FAX (386) 752-7668

4-11143

EXHIBIT "A"

A part of the West 11.5 acres of the East 69 acres of the South 1/2 of the Southwest 1/4 as lies Southeast of State Road No. 247, also known as Parcel 6, being more particularly described as follows:

Begin at PRM #5 as called out on the plat of Saddle Ridge as per plat therefore recorded in Plat Book 5, Page 67 of the public records of Columbia County, Florida, and run thence North 00°39'54" West along the East line of said Saddle Ridge, 743.27 feet; then South 83°05'18" East, 378.59 feet; thence South 00°40'19" East, 691.26 feet to the North right-of-way line of State Road No. 242; thence South 89°00'52" West, along said right-of-way, 375.37 feet to the POINT OF BEGINNING.

All lying and being in Section 21, Township 4 South, Range 16 East, Columbia County, Florida.