

PREPARED BY & RETURN TO:

Name: VICTORIA AND HEATH BOOTLE

Address: 5813 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025

Parcel No.: P/O R08769-001

Inst: 202412002961 Date: 02/16/2024 Time: 2:48PM  
Page 1 of 2 B: 1508 P: 612, James M Swisher Jr, Clerk of Court  
Columbia, County, By: K11  
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 16<sup>th</sup> day of FEBRUARY, 2023, by **AL A. WILLIAMS**,  
**CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **VICTORIA BOOTLE and HEATH  
BOOTLE, WIFE AND HUSBAND**, whose post office address is **5813 SE COUNTRY CLUB RD, LAKE CITY, FL  
32025**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration,  
receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the  
Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**SEE ATTACHED EXHIBIT "A"**

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

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

SUBJECT TO TAXES FOR THE YEAR 2024 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 Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants  
the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants  
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 Grantor has 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  
Witness Address: 757 W Duval St.  
Lake City, FL 32055

Al A. Williams L.S.  
Name: AL A. WILLIAMS  
Address: 5813 SE COUNTRY CLUB RD, LAKE CITY, FL  
32025

Latricia Lang  
Witness Signature  
Printed Name: Latricia Lang  
Witness Address: 757 W Duval St.  
Lake City, FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 16 day of FEBRUARY, 2024, by AL A. WILLIAMS, who is personally known to me or who has 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

EXHIBIT "A"

Description:

PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901 PAGES 2528 AND 2529 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 901, PAGES 2528 AND 2529 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY FLORIDA AS PER PRIOR SURVEYS BY BRITT SURVEYING, DATED FEBRUARY 4, 2004 (WORK ORDER NO. 14592A) AND DATED MARCH 25, 2013 (WORK ORDER NO. 22537), AND SHOWN TO BE ON THE NORTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY FLORIDA, AS PER SAID DESCRIPTION AND PRIOR SURVEYS; THENCE SOUTH 01 DEGREES 09'19" EAST, ALONG THE MONUMENTED WEST LINE OF SAID LANDS DESCRIBED IN ORB 901, PAGES 2528 AND 2529 AND BEING THE SAME AS THE WEST LINE OF LANDS DESCRIBED IN ORB 1496, PAGES 722-723 OF SAID OFFICIAL RECORDS, A DISTANCE OF 730.00 FEET TO A CONCRETE MONUMENT, LS 1519; THENCE S.01 DEGREES 07'25"E., STILL ALONG THE MONUMENTED WEST LINE OF SAID LANDS DESCRIBED IN ORB 1496, PAGES 722-723, A DISTANCE OF 183.93 FEET TO A 5/8" IRON ROD, LB 8494, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1496, PAGES 722-723 AND BEING THE NW CORNER OF AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN SAID ORB 1496, PAGES 722-723; THENCE N.88 DEGREES 55'43"E., ALONG THE MONUMENTED SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1496, PAGES 722-723, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD, LB 8494, MARKING THE NE CORNER OF SAID INGRESS AND EGRESS EASEMENT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N.88 DEGREES 55'43"E., STILL ALONG THE MONUMENTED SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1496, PAGES 722-723, A DISTANCE OF 1253.10 FEET TO A 5/8" IRON ROD, LB 8494, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1496, PAGES 722-723 AND BEING ON THE MONUMENTED EAST LINE OF LANDS DESCRIBED IN SAID ORB 901, PAGES 2528-2529; THENCE S.01 DEGREES 52'03"E., ALONG SAID EAST LINE 253.60 FEET TO A CONCRETE MONUMENT MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 901, PAGES 2528-2529; THENCE S.88 DEGREES 57'08"W., ALONG A PORTION OF A MONUMENTED LINE OF SAID LANDS DESCRIBED IN ORB 901, PAGES 2528-2529, A DISTANCE OF 1256.40 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED EAST LINE OF SAID INGRESS AND EGRESS EASEMENT; THENCE N.01 DEGREES 07'25"W., 253.05 FEET TO THE POINT OF BEGINNING. DESCRIBED LANDS CONTAIN 7.30 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 901, PAGES 2528 AND 2529 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 901, PAGES 2528 AND 2529 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY FLORIDA AS PER PRIOR SURVEYS BY BRITT SURVEYING, DATED FEBRUARY 4, 2004 (WORK ORDER NO.14592A) AND DATED MARCH 25, 2013 (WORK ORDER NO. 22537), AND SHOWN TO BE ON THE NORTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS PER SAID DESCRIPTION AND PRIOR SURVEYS; THENCE SOUTH 01 DEGREES 07'15" EAST, STILL ALONG SAID MONUMENTED WEST LINE, 183.93 FEET TO A 5/8 IRON ROD, LB 8494, MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE SOUTH 01 DEGREES 07'15" EAST 334.05 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN ORB 901, PAGES 2528 AND 2529, AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE COUNTRY CLUB ROAD, SAID RIGHT-OF-WAY LINE BEING DEFINED BY A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 614.47 FEET AND A CENTRAL ANGLE OF 06 DEGREES 18'31" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 63 DEGREES 39'11" EAST AND A CHORD LENGTH OF 67.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE IN AN ARC DISTANCE OF 67.66 FEET; THENCE NORTH 01 DEGREES 07'15" WEST, 365.20 FEET; THENCE SOUTH 88 DEGREES 55'07" WEST 60.00 FEET TO THE POINT OF BEGINNING.