

This Instrument Prepared By & Return To:  
Joseph David Albury  
Catherine Michelle Albury-Owens  
1495 SW Ironwood Drive  
Lake City, FL 32025

Inst: 202312015375 Date: 08/15/2023 Time: 9:42AM  
Page 1 of 2 B: 1496 P: 2776, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *pl*  
Deputy Clerk Doc Stamp-Deed: 0.70

PARCEL NO: Part of 03583-001

## Warranty DEED

**This Warranty Deed**, dated July 28, 2023, made by Eston Francis Albury, III, and Joseph David Albury, and Catherine Michelle Albury-Owens, as tenants in common, herein after called the Grantor, to **Eston Francis Albury, III, and Joseph David Albury, and Catherine Michelle Albury-Owens, as tenants in common**, whose post office address is: 1495 SW Ironwood Drive, Lake City, Florida, 32025.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated, lying and being in COLUMBIA County, State of Florida, viz:

**Township 5 South, Range 16 East**

**Section 11: North 1/2 of South 1/2 of Southeast 1/4 of Southeast 1/4.**

**All lying in Columbia County, Florida.**

**20 Acres more or less.**

**\*\* Subject to use of an easement for ingress and egress over and across the South Thirty feet and East Thirty feet of the following described property: South 1/2 of the South 1/2 of Southeast 1/4 or Southeast 1/4 of Section 11, Township 5 South, Range 16 East. All lying in Columbia County, Florida.**

**Together**, with all the 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, and hereby 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, 2022.

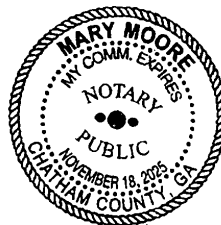
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Margareta Murphy  
Witness Signature  
Margareta Murphy  
Printed Name

Kenisha Chambers  
Witness Signature  
Kenisha Chambers  
Printed Name

Eston F. Albury III  
Grantor: Eston Francis Albury, III



**STATE OF FLORIDA**  
**COUNTY OF COLUMBIA**

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ED in person known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that ED executed the same, and an oath was not taken. (Check one: )    Said person(s) is personally known to me.    Said person(s) provided the following type of identification: ID

Witness my hand and official seal in the County and State last aforesaid  
This 11<sup>th</sup> day of August.

Mary Moore  
Notary Signature

Mary Moore  
Printed Name

James Warren  
Witness Signature  
James Warren  
Printed Name

Loretta Floyd  
Witness Signature  
Loretta Floyd  
Printed Name

Joseph David Albury  
Grantor: Joseph David Albury

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

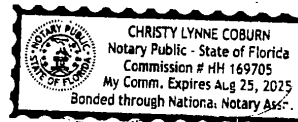
I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ known to me to be the persons \_\_\_\_\_ described in and who executed the foregoing instrument, who acknowledged before me that \_\_\_\_\_ executed the same, and an oath was not taken. (Check one:) \_\_\_\_\_ Said person(s) is personally known to me. \_\_\_\_\_ Said person(s) provided the following type of identification: \_\_\_\_\_.

Witness my hand and official seal in the County and State last aforesaid

This 28<sup>th</sup> day of July 2023

Christy Lynne Coburn  
Notary Signature

Christy Lynne Coburn  
Printed Name



James Warren  
Witness Signature  
James Warren  
Printed Name

Loretta Floyd  
Witness Signature  
Loretta Floyd  
Printed Name

Catherine Michelle Albury-Owens  
Grantor: Catherine Michelle Albury-Owens

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ known to me to be the persons \_\_\_\_\_ described in and who executed the foregoing instrument, who acknowledged before me that \_\_\_\_\_ executed the same, and an oath was not taken. (Check one:) \_\_\_\_\_ Said person(s) is personally known to me. \_\_\_\_\_ Said person(s) provided the following type of identification: \_\_\_\_\_.

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This 28<sup>th</sup> day of July 2023

Christy Lynne Coburn  
Notary Signature

Christy Lynne Coburn  
Printed Name

