

Prepared by and return to:

Nicole Wells
Atlantic Title Firm of North Florida
182 South Marion Avenue
Lake City, FL 32025

File No 2025-130

Parcel Identification No 13-3S-16-02100-103

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of October, 2025 between **Jerry's One Stop Mobile, LLC, a Florida Limited Liability Company, inactive under the laws of the State of Florida**, whose post office address is 261 NE Oakforest Gln, Lake City, FL 32055, of the County of Columbia, Florida, Grantor, to **Alfonso Leon Curry, a single man**, whose post office address is PO Box 2694, Lake City, FL 32056, of the County of Columbia, Florida. Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 3, HUNTER'S LANDING, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 68, of the Public Records of Columbia County, Florida.

The purpose of this warranty deed is to wind up business affairs for Jerry's One Stop Mobile, LLC, inactive under the laws of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jerry's One Stop Mobile, LLC, a Florida Limited Liability
Company, Inactive

By: T. Jerry
Tirone A. Jerry, Manager

Christy Wells
WITNESS
PRINT NAME: Christy Wells

Sarah Neal
WITNESS
PRINT NAME: Sarah Neal

182 S. Marion Ave.
Lake City, FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City, FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of October, 2025, by Tirone A. Jerry, Manager of Jerry's One Stop Mobile, LLC, a Florida Limited Liability company, inactive under the laws of the State of Florida, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Christy Wells
Signature of Notary Public
Christy Wells
Print, Type/Stamp Name of Notary



CHRISTY WELLS
Notary Public
State of Florida
Comm# HH489451
Expires 2/5/2028