

Property Appraiser's 26-35-15-00247 HX;  
Parcel Identification 26-35-15-00256-000,  
Numbers: 26-35-15-00271-001

(Space above this line for recording data)

**WARRANTY DEED** (STATUTORY FORM -- SECTION 689.02 F.S.)

This Indenture, made this 1<sup>st</sup> day of December, 2009, Between

JAMES C. BROTHERS, a single man,  
5349 Old Kings Road, Jacksonville, Duval County, Florida 32254, Grantor, and

BRYANT D. JENNINGS and ANGELA C. JENNINGS, his wife,  
203 NW Spring Hill Court, Lake City, Columbia County, Florida 32055, Grantees,

Witnesseth that said grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration 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 County, Florida, to wit:

See legal description attached as Exhibit "A"

Together with 2001 CRAT single-wide mobile home,  
Florida Title No.: 83329481; FL VIN: CO1866SGA.

SUBJECT to a mortgage to Russell G. Grinnell and E. Joyce Grinnell, his wife, dated April 25, 2006, recorded in Instrument 2006010283 of the official records of Columbia County, Florida, which the Grantees hereby assume and agree to pay.


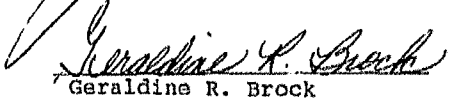
SUBJECT to covenants, restrictions, easements of record, and taxes for the current year, and subject further to covenants and restrictions as shown on the recorded plat


and said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set his hand and seal the day and year first above written

Signed, sealed and delivered in our presence

  
Jonathan H. Goodman  
  
Geraldine R. Brock

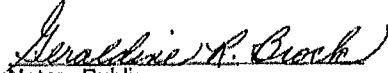
  
James C. Brothers

Inst 200912020538 Date 12/10/2009 Time 11:13 AM  
Doc Stamp-Deed 4320.40 Doc Stamp Mort 2160.20  
OC P DeWitt Cason Columbia County Page 1 of 2 @ 1185 P 1543

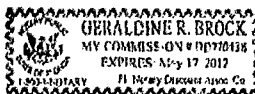
STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JAMES C. BROTHERS, who produced a Florida driver license as identification, known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this  
1<sup>st</sup> day of December, A. D. 2009.

  
Notary Public  
My commission expires: 5/17/2012

This instrument prepared by  
Jonathan H. Goodman, Esq  
1377 Cassat Avenue  
Jacksonville, Florida 32205



## Exhibit A

A tract of land located in the NW¼ of the NE¼ of Section 26, Township 3 South, Range 15 East, described as follows: Commencing at a point on the West line of the NW¼ of the NE¼ of Section 26, Township 3 South, Range 15 East where same intersects the North line of U.S. Highway No. 90 and running thence East along said North line of U.S. Highway No. 90 a distance of 105 feet; thence North 420 feet; thence West 105 feet; thence South 420 feet; more or less, to the POINT OF BEGINNING, the same being a tract of land 105 feet in width East and West by 420 feet North and South and located in the NW¼ of the NE¼ of Section 26, Township 3 South, Range 15 East, Columbia County, Florida.

AND

SECTION 26: Part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 3 South, Range 15 East, Columbia County, Florida, being more particularly described as follows: For POINT OF BEGINNING commence at the Northeast Corner of said Northwest 1/4; thence run S 02°00'56"W along the East Line of said Northwest 1/4, a distance of 949.70 feet to the North Right-of-Way Line of U.S. Highway No. 90; thence run N 80°11'25"W along said North Right-of-Way Line, a distance of 252.26 feet to the centerline of an existing dirt trail road; thence run N 14°35'06"E along said centerline, a distance of 871.38 feet; thence continue along said centerline N 39°11'59"E a distance of 81.42 feet to the North Line of said Section 26; thence run S 88°38'10"E along said North Line a distance of 11.09 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

AND

The West half of the Northeast ¼ of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ that lies North of US Highway 90, also known as Florida State Highway # 1, all being located in Section 26, Township 3 South, Range 15 East, Columbia County, Florida.

LESS AND EXCEPT THE FOLLOWING: Section 26, Township 3 South, Range 15 East; Begin at a point where the North line of US Highway # 90 intersects the East line of the West ¼ of the NE ¼ of the Northeast ¼ lying North of US Highway 90 and run thence West 210 feet along the North right-of-way line of US Highway 90, thence North 420 feet, thence East 210 feet, thence South 420 feet to the point of Beginning.

And LESS AND EXCEPT: Commence at the SE Corner of the NE ¼ of the NE ¼ Section 26, Township 3 South, Range 15 East and run Westerly 870.0 feet, and run thence North parallel to East line of said NE ¼ of the NE ¼, 120.15 feet to the North right of way line of US Highway 90 and to the point of Beginning; thence continue North parallel to the East line of said NE ¼ of the NE ¼ 210.0 feet; thence North 82 deg 05' 30" West parallel to said right-of-way, 213.48 feet; thence South parallel to said East line of NE ¼ of the NE ¼ 210.0 feet to said right of way line; thence South 82 deg 05' 30" East along said right of way line, 213.48 feet to the point of Beginning, Columbia County, Florida.