

BSG:lss  
12/1/2020

②

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

REC. 35.50  
DOC. 9  
INT. 9  
INDEX 9  
CONSIDERATION LOVE +  
Affection

This document was prepared with a property description furnished to the preparer, and without any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

Inst: 202012020684 Date: 12/09/2020 Time: 12:16PM  
Page 1 of 4 B: 1425 P: 2159, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk

### WARRANTY DEED

THIS WARRANTY DEED made this 3rd day of December, 2020, by  
LONNIE R. JOHNS, JR. and TAMMIE R. JOHNS, husband and wife, whose mailing  
address is 2512 SE Family Road, Lulu, Florida 32061, hereinafter called the Grantor, to  
LONNIE R. JOHNS III, whose mailing address is 2512 SE Family Road, Lulu, Florida  
32061, hereinafter called the Grantee:

### WITNESSETH:

That the Grantor, for and in consideration of love and affection, hereby grants,  
bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that  
certain land situate in Columbia County, Florida, viz:

As more particularly described on Exhibit "A" attached hereto and by this reference  
incorporated herein.

This deed is given to and accepted by Grantee subject to easements, reservations,  
restrictions and limitations of record, if any, outstanding oil, gas, and mineral  
interests of record, if any, and all zoning and land use rules, regulations and  
ordinances.

Grantors are the parents of Grantee.

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; 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 December 31, 2020.

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:

Bonnie S. Green  
Witness  
BONNIE S. GREEN

(Print/type name)

Loretta S. Steinmann  
Witness  
Loretta S. Steinmann

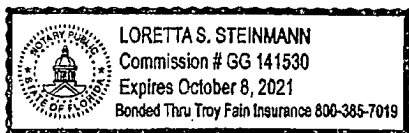
(Print/type name)

Lonnie R. Johns, Jr. (SEAL)  
LONNIE R. JOHNS, JR.  
Tammie R. Johns (SEAL)  
TAMMIE R. JOHNS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of December, 2020, by LONNIE R. JOHNS, JR. and TAMMIE R. JOHNS, husband and wife, who are personally known to me, or who produced \_\_\_\_\_ as identification.



Loretta S. Steinmann  
Notary Public, State of Florida  
Loretta S. Steinmann  
(Print/type name)

(NOTARIAL  
SEAL)

My Commission Expires:

**EXHIBIT "A"**

Commence at the SW corner of Section 12, Township 5 South, Range 17 East, Columbia County, Florida, and run thence N 88°01'38" E, along the South line of said Section 12, 71.94 feet to the East right-of-way of C.R. 245; thence N 00°22'06" W, along said right-of-way, 1330.35 feet; thence N 00°21'33" W, still along said right-of-way line, 443.29 feet to the POINT OF BEGINNING; thence continue N 00°21'33" W 887.82 feet to the intersection of the East right-of-way of C.R. 245 and the North line of the SW 1/4 of said Section 12; thence N 88°05'31" E, along said North line, 491.33 feet; thence S 00°21'30" E, 887.14 feet; thence S 88°00'44" W, 491.34 feet to the POINT OF BEGINNING. Parcel contains 10.01 acres, more or less.

TOGETHER WITH and SUBJECT TO an easement for ingress, egress and utility purposes as lies 60 feet North of and adjacent to the following described line:

Commence at the SW corner of Section 12, Township 5 South, Range 17 East, Columbia County, Florida, and run thence N 88°01'38" E, along the South line of said Section 12, 71.94 feet to the East right-of-way of C.R. 245; thence N 00°22'06" W, along said right-of-way, 1330.35 feet; thence N 00°21'33" W, still along said right-of-way line, 443.29 feet; thence continue N 00°21'33" W, 827.84 feet to the Point of Beginning of said Easement; thence N 88°05'31" E, 3277.74 feet to the Point of Termination.

A portion of Tax Parcel Number: 12-5S-17-09218-001