

This Instrument Prepared By:
Frederick Koberlein, SR.
855 SW Baya Drive
Lake City, Florida 32025

Inst: 202212009003 Date: 05/06/2022 Time: 1:35PM
Page 1 of 2 B: 1466 P: 406, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

SPECIAL WARRANTY DEED

This indenture, made the 11th day of MARCH 2022, by Charles S. Snipes, Sr., whose mailing address is 446 Southwest Dusk Glen, Lake City, FL, 32024, hereinafter called the Grantor, to Vivian Smith Douberly, whose mailing address is 446 Southwest Dusk Glen, Lake City, FL, 32024 hereinafter called the Grantee. (Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and the successors and assigns.)

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, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee a non-exclusive life estate for the duration of her life, in Columbia County Florida, to-wit:

PARCEL E GENIECE ACRES UNR (DIVISION OF LAND) DESC AS: BEG SW COR OF SW1/4, N 1383.97 FT, E 628.94 FT, S 1383.49 FT TO S LINE OF W1/2 OF SW1/4, W 647.69 FT TO POB.

(Tax Parcel No. 28-4S-16-03235-007 [43719])

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in for 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 claiming by, through or under Grantor, but against none other.

SUBJECT TO lien of ad valorem taxes; existing right of way and utility easements of records, or in visible use and existence, if any, licenses, restrictions, reservations (provided however that nothing herein shall be deems to reimpose the same).

ALSO SUBJECT TO a life estate reserved by the Grantor. It is the intent of the Grantor to create a co-tenancy of life estates with the Grantor retaining the remainder.

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 from the date of the Grantor acquiring titles, through the date of this instrument.

IN WITNESS WHEREOF the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness' Signature

BY: [Signature]
Charles S. Snipes

F.L. Koberlein
(Type or print name)

[Signature]
Witness' Signature

Rachel Taylor
(Type or print name)

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of [check one box] ☒ physical presence or _____ online notarization, this _____ day of _____, 2022 by CHARLES S. SNIPES who is either ☒ personally known to me or produced _____ as identification.

[SEAL]



[Signature]
Notary Public - Signature

Alysha Jenkins
Notary Name - Printed