

BSG:lss
8560.01-21-035
5/6/2021

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

The preparer of this instrument has not been
provided with a survey to show the
quantity of lands included, or the location of
the boundaries and has prepared this
document without the benefit of a survey.

REC. 27.00
DOC. 217.00
INT. 0
INDEX 0
CONSIDERATION 31,000.00

Inst: 202112009560 Date: 05/13/2021 Time: 4:24PM
Page 1 of 3 B: 1437 P: 1411, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 217.00

WARRANTY DEED

THIS WARRANTY DEED made this 11 day of May, 2021, by the
ALEX AND BLONDINA STEVENS FAMILY, LLC., a Florida limited liability, company,
whose mailing address is 5159 Southwest State Road 247, Lake City, Florida 32024,
hereinafter called the Grantor, to TERRY S. JONES and DENNA E. FREEMAN, husband
and wife, whose mailing address is 750 Oakland Hills Circle, Apartment 212, Lake Mary,
Florida 32746, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the
Grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 17, FOREST COUNTRY 6th ADDITION, a subdivision according to plat thereof,
recorded in Plat Book 9, Pages 66-67, public records of Columbia County, Florida.

Parcel Number: 22-4S-16-03087-117.

This deed is given subject to the following:

1. Declaration of Protective Covenants, Conditions, Restrictions and

Easements for Forest Country 6th Addition recorded in Official Records Book 1160, Page 758, public records of Columbia County, Florida.

2. The provisions and requirements of The Homeowners Association of Forest Country 6th Addition, Inc., a Florida not-for-profit corporation, copy of which is recorded in Official Records Book 1160, Page 747, public records of Columbia County, Florida, which requires Grantee to be a member thereof and be subject to the payment of dues and assessments provided for therein.
3. Easement granted to Clay Electric Cooperative, Inc., by instrument recorded in Book 1137, Page 1679 and refiled in Book 1148, Page 2022, public records of Columbia County, Florida.
4. Maintenance and Repair Agreement for Subdivision Improvements filed April 18, 2008, in Book 1148, Page 1235, public records of Columbia County, Florida.
5. All reservations, easements, and limitations of record, including all restrictions, reservations, easements and limitations shown on and provided for in the plat enumerated herein, land use and zoning ordinances, rules and regulations.

Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by them or any member of their family as their homestead.

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:

ALEX AND BLONDINA STEVENS
FAMILY, LLC.

Bonnie S. Green
Witness
BONNIE S. GREEN

(Print/type name)

Loretta S. Steinmann
Witness
Loretta S. Steinmann

(Print/type name)

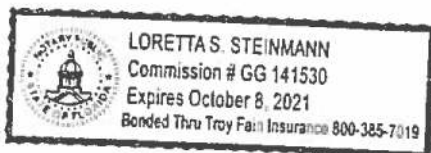
By: Alex H. Stevens, Jr.
ALEX H. STEVENS, JR.
Manager

By: Lisa S. Brinkley
LISA S. BRINKLEY
Manager

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 11 day of May, 2021, by ALEX H.
STEVENS, JR., and LISA S. BRINKLEY, as Managers of the ALEX AND BLONDINA
STEVENS FAMILY, LLC., a Florida limited liability company, for and on behalf of said
Company, who are personally known to me or produced _____ as
identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: