

Prepared by:
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Inst: 200812019053 Date: 10/16/2008 Time: 3:15 PM
Doc Stamp-Deed: 910.00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1160 P: 1707

ATSN# 17332

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 14 day of October, 2008, Jody Darren Sexton, A Single Person, hereinafter called the grantor, to Timothy Wiggins, Jr., whose mailing address is: 145 SE Lindale Glen, Lake City, FL 32025 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 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: Parcel ID# R07486-102

Lot 2, of Plat of Haight-Ashbury Subdivision, according to the plat thereof, as recorded in Plat Book 7, at Page 185, of the Public Records of Columbia County, Florida.

TOGETHER with all 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, 2007.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:
Shelley Katzev
Printed Name:

Jody D. Sexton
Jody Darren Sexton

Witness:
Linda Hanks
Printed Name:

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 14 day of October, 2008 by JODY DARREN SEXTON, A SINGLE PERSON personally known to me or, if not personally known to me, who produced Drivers License for identification and who did not take an oath.

Emily J. Reardon
Notary Public

(Notary Seal)

