

**This Instrument Prepared by & return to:**

Name: **EMORY M. PHILLIPS**  
Address: **104 SW PONCE DE LEON AVENUE  
LAKE CITY, FLORIDA 32025**

Inst: 201412006544 Date: 5/2/2014 Time: 11:49 AM  
Doc Stamp: Deed 0.70  
DC, P. DeWitt Cason Columbia County Page 1 of 2 B 1273 P 2563

Parcel I.D. #: **08161-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS LIFE ESTATE DEED** Made the 29TH day of APRIL, A.D. 2014, by EMORY M. PHILLIPS, A SINGLE PERSON, hereinafter called the grantor, to EMORY M. PHILLIPS, A SINGLE PERSON, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WITH FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM,; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO BARBARA A. PHILLIPS, A SINGLE PERSON, 935 SW BROOKDALE DRIVE, LAKE CITY, FLORIDA 32025, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of Florida, viz:

Commence at the point of intersection of the North line of the SW¼ of NW¼, Section 8, Township 4 South, Range 17 East with the West line of Ponce De Leon Street and run thence S 89°56' W along said North line 100.00 feet to the Point of Beginning and run thence S 0°40' E parallel to said Ponce De Leon Street, 146.00 feet; thence S 89°56' W parallel to said North line 75.00 feet; thence N 0°40' W parallel to said Ponce De Leon Street, 146.00 feet to said North line; thence N 89°56' E 75.00 feet to the Point of Beginning. Containing 0.25 acres, more or less.

**Together with:** Begin where the North line of the SW¼ of NW¼, Section 8, Township 4 South, Range 17 East and the West line of Ponce De Leon Street intersect for a Point of Beginning; go thence S 0°40' E along the West line of Ponce De Leon Street 146 feet; thence West 100 feet; thence N 0°40' W 146 feet to the North line of the SW¼ of NW¼; go thence East along said line to the Point of Beginning, being a part of the SW¼ of NW¼, in Columbia County, Florida.

**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.

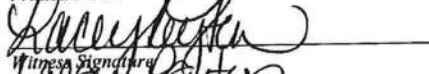
And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

**In Witness Whereof,** the said grantor has signed and sealed these presents, the day and year first above written.

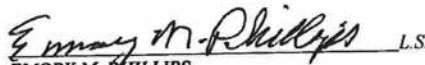
Signed, sealed and delivered in the presence of:

  
Witness Signature

Patricia Lang  
Printed Name

  
Witness Signature

Patricia Lang  
Printed Name

 L.S.  
EMORY M. PHILLIPS  
Address:  
104 SW PONCE DE LEON AVENUE, LAKE CITY,  
FLORIDA 32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2014 by EMORY M. PHILLIPS, who is known to me or who has produced Driver's License as identification.

*Patricia H. Lang*  
Notary Public

My commission expires 12-14-14

