

Return to:  
12811 Black Angus Drive  
Jacksonville, Florida 32226

Property Appraiser's Parcel ID #04-3S-17-04838-117

Inst:201412017962 Date:11/19/2014 Time:11:46 AM  
Doc Stamp-Deed:315.00  
P DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1284 P:2683

Consideration Amount \$45,000.00

### WARRANTY DEED

This Indenture, Made this November 13, 2014 between Shelton B. Feagle, Jr., a Married Man, whose post office address is: 805 NE Indigo Drive, Lake City, Florida 32055, hereinafter called the "Grantor", and, Robert D. Ratliff and Amy B. Ratliff, Husband and Wife, encumbering property not their homestead whose post office address is: 12811 Black Angus Drive, Jacksonville, Florida 32226, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Columbia County, FL, and being further described as follows:

A part of the Southeast 1/4 of section 4, Township 3 South, Range 17 East, more particularly described as follows:

Commence at the Southeast corner of said southeast 1/4 and run North 54°07'07" West, 1481.64 feet; thence North 27°14'41" East, 710.36 feet for a Point of Beginning; thence North 43°08'47" West 844.89 feet; thence North 26°07'40" East 278.60 feet; thence North 70°03'06" East 674.47 feet; thence South 0°40'32" East 763.58 feet; thence South 48°54'10" West 39.41 feet; thence South 27°14'41" West 345.59 feet to the Point of Beginning., all lying and being in Columbia County, Florida.

Property Address: 672 NE Indigo Drive, Lake City, Florida 32055

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member or the household of grantor resides thereon.

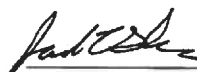

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


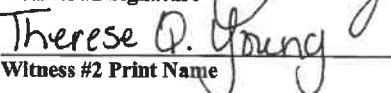
\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

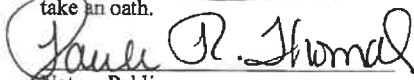
  
Shelton B. Feagle, Jr.

  
Witness #1 Signature  
  
Witness #1 Print Name

  
Witness #2 Signature  
  
Witness #2 Print Name

State of Florida  
County of Columbia

The foregoing instrument was acknowledged by me this 13<sup>th</sup> day of November by Shelton B. Feagle, Jr. who is/are personally known by me or who has/ produced: a valid driver's license as identification and who has taken an oath.

  
Notary Public

My Commission Expires April 13, 2018

