

the preparer of this instrument
has performed no title
examination nor has the preparer
issued any title insurance or
furnished any opinion regarding
the title, names, addresses, tax
identification number and legal
description furnished by parties.

46
Inst: 201212015665 Date: 10/19/2012 Time: 4:07 PM
Doc Stamp-Deed 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B 1243 P 1167

11-0144

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 17th day of October, 2012, Suzanne A. Herder, hereinafter called the grantor, to Suzanne A. Herder, Donna L. Ward and Linda S. Tivy, Joint Tenants with Right of Survivorship, whose post office address is: 220 NW Zack Drive, Lake City, Florida 32055 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# 17-3S-16-02168-124

Lot 24 of Blackberry Farm Subdivision, a subdivision according to the plat thereof recorded in PRRD 1, Pages 4-12 of the Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the homestead of the Grantor, who in fact resides at: 220 NW Zack Drive, Lake City, Florida 32055.

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, 2011.

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:

Traci Landry
Witness:
TRACI LANDRY
Printed Name:

Suzanne A. Herder
SUZANNE A. HERDER

Amanda Willis
Witness:
Amanda Willis
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 31st day of October, 2012 by SUZANNE A. HERDER, personally known to me or, if not personally known to me, who produced drivers license for identification and who did not take an oath.



(Notary Seal)

[Signature]
Notary Public

This Instrument Prepared By:
Michael H. Harrell
Abstract & Title Services, Inc.
111 E. Howard Street
Live Oak, FL 32064
ATS No. 1-35666

Inst:201212013520 Date:9/11/2012 Time:2:45 PM
Doc Stamp-Deed:165.20
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1241 P:941

SPECIAL WARRANTY DEED

THIS INDENTURE, Made the 6th day of September, 2012, by First Federal Bank of Florida, whose mailing address is: 4705 W. Hwy. 90, Lake City, FL 32055, hereinafter called the Grantor, to Suzanne A. Herder, whose mailing address is: 220 NW Zack Drive, Lake City, FL 32055, 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 ten (\$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: Part of TAX ID: 02168-124:

LOT 24, BLACKBERRY FARM SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PRRD 1, PAGES 4-12, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH all tenements, hereditaments and appurtenances hereto 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 claiming by, through or under Grantor, but against none other.

SUBJECT TO lien of ad valorem taxes accruing after December 31, 2011; existing road rights of way and utility easements of record, or in visible use and existence; unrecorded hunting leases, if any, licenses, restrictions, reservations (provided however that nothing herein shall be deemed to reimpose the same).

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 title, through the date of this instrument.

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

Signed, Sealed and Delivered in our presence:

Stacey Gamble
WITNESS
Kathy Baird
WITNESS KATHY BAIRD

First Federal Bank of Florida

BY: Pam Hitt
Pam Hitt, Senior Vice President

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, personally appeared Pam Hitt, as Senior Vice President of First Federal Bank of Florida, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that She executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of September, 2012.



Kathryn E. Baird
NOTARY PUBLIC
My Commission Expires: 9-7-2015