

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-8291CC

Parcel Identification No 12-4S-16-02935-114

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 25th day of November, 2024 between **James Ronald Alford, Jr. a/k/a J.R. Alford, Jr., a Single Man**, whose post office address is **235 Easy Street, Melbourne, FL 32934**, of the County of Brevard, State of Florida, Grantor, to **Charles R. Smith and Periann M. Smith, Husband and Wife**, whose post office address is **147 SW Confederate Glen, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

The Western Most 1/2 of Lot 14, CANNON CREEK ESTATES, Unit 1, Located in Section 12, Township 4 South, Range 16 East, according to the Plat thereof, recorded in Plat Book 5, Page 60/60 A, Public Records of Columbia County.

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 of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered
in our presence:*

Brandye Smith

Witness

Print Witness Name and Address:

Brandye Smith
12220 Atlantic Blvd Ste #130
Jacksonville, FL 32225

J.R. Alford, Jr.

James Ronald Alford, Jr. a/k/a J.R. Alford, Jr.

Darrell Rodney Smith

Witness

Print Witness Name and Address:

Darrell Rodney Smith
12220 Atlantic Blvd Ste #130
Jacksonville, FL 32225

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 25th day of November, 2024, by James Ronald Alford, Jr. a/k/a J.R. Alford, Jr..

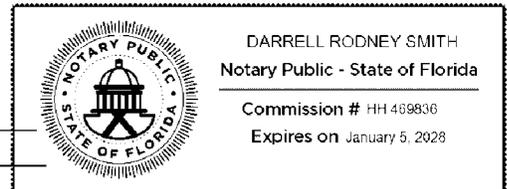
Darrell Rodney Smith

Signature of Notary Public
Print, Type/Stamp Name of Notary

Darrell Rodney Smith

Personally Known: _____ OR Produced Identification:

Type of Identification Produced: Duval



Notarized remotely online using communication technology via Proof.