

Prepared by:  
Michael Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, FL 32064

4-11060

Inst: 202112018844 Date: 09/20/2021 Time: 9:12AM  
Page 1 of 3 B: 1447 P: 1749, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk Doc Stamp-Deed: 175.00

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 15 day of September, 2021, by George Peavey, hereinafter called the grantor, to Javier Leal and his Wife, Marisol Leal whose address is: 1405 NW Suwannee Valley Road, 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)

Witneseth: 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:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

**The above described property is not the Homestead of the Grantor nor has it ever been the Homestead of the same.**

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 the prior year.

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:

Madison Williams  
Witness:  
Printed Name:

George Peavey  
George Peavey

Jordan Hallock  
Witness:  
Printed Name:

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of September, 2021 by George Peavey personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jordan A. Hallock  
Notary Public



Jordan A. Hallock  
Notary Public  
State of Florida  
Comm# HH123233  
Expires 4/27/2025

# ABSTRACT & TITLE SERVICES, INC.

111 East Howard Street  
Live Oak, FL 32064  
(386)362-4419/FAX: (386)219-0065

April 5, 2022

Javier Leal  
Marisol Leal  
1405 NW Suwannee Valley Road  
Lake City, FL 32055

In connection with your recent purchase of 1405 NW Suwannee Valley Road, Lake City, FL 32055, enclosed are the following items:

1. Original Recorded Warranty Deed

We appreciate the opportunity to be of service to you and hope that you will not hesitate to contact us should you sell, purchase, or refinance any of your property in the future. Should you have further questions please do not hesitate to contact us.

Thank you,

Abstract Trust Title, LLC.



Michael Harrell

Enclosures

ATT # 4-11060