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**Prepared by:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

4-9508

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 21 day of February, 2020, By Cody Barrs, hereinafter called the grantor, to James E. David, Sr. and His Wife, Lora L. David whose address is: 169 SW Dusk Glen, Lake City, FL 32024 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:

**Lot 49, Emerald Cove, Phase 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 68 and 69, of the Public Records of Columbia County, Florida.**

**The above described property is not, nor has it ever been, the homestead of Cody Barrs, who in fact resides at 466 SW Geranium Lane, Fort White, FL 32038.**

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


TO HAVE AND TO HOLD, the same in fee simple forever.

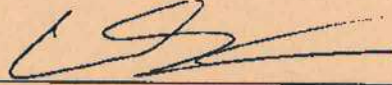
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

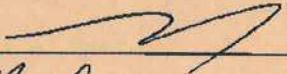


IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness: Amber DiAnnunzio  
Cody Barrs  
Printed Name:

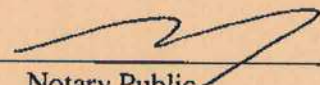
  
Cody Barrs

  
Witness: Michael H. Harrell  
Printed Name:

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of February, 2020 by Cody Barrs personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

  
Notary Public

