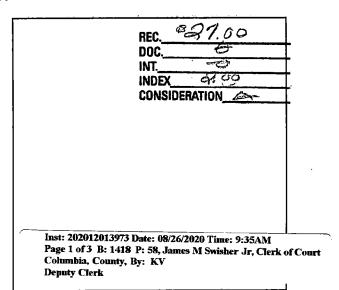
Inst. Number: 202012013973 Book: 1418 Page: 58 Page 1 of 3 Date: 8/26/2020 Time: 9:35 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

BSG/iss 8/217/2020

> This instrument prepared by Bonnie S. Green Darby Peele & Green, PLLC Attorney at Law 1241 South Marion Avenue Lake City, Florida 32025

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, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addressees, tax identification numbers and legal description were furnished by the parties to this instrument.



WARRANTY DEED WITH RESERVATION OF LIFE ESTATE

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

WITNESSETH:

That Grantor, for and in consideration of love and affection, hereby grants, aliens,

remises, releases, conveys and confirms unto Grantees, all that certain land situate in

Columbia County, Florida, viz:

Lot 1 of Block 4, SHADY OAKS ACRES, UNIT 2, a subdivision according to plat

thereof recorded in Plat Book 4, Page 10 of the public records of Columbia County,

Florida.

This deed is given subject to easements, restrictions, reservations and limitations,

of record, if any, and land use and zoning rules and regulations.

Parcel Number:

20-4S-16-03079-037

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto

belonging or in anywise appertaining.

AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said

land in fee simple; that Grantor has good right and lawful authority to sell and convey said

land; that 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, 2019.

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Inst. Number: 202012013973 Book: 1418 Page: 60 Page 3 of 3 Date: 8/26/2020 Time: 9:35 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day

and year first above written. Signed, sealed and delivered in the presence of: (SEAL) Witness **BONNIE S. GREEN** formerly known as DAWN T. JOHNSON (Print/type name) Witness Delores B. Brannen (Print/type name) Witnesses as to Grantor STATE OF FLORIDA **COUNTY OF COLUMBIA** The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this /9 day of _______, 2020, by DAWN T. JERNIGAN, formerly known as DAWN T. JOHNSON, who is personally known to me or produced _ N/A as identification. Notary Public, State of Florida Delores B. Brannen (NOTARIAL My Commission Expires: SEAL)