

BSG/lss  
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.

REC.	27.00
DOC.	0
INT.	0
INDEX	01.00
CONSIDERATION	

Inst: 202012013973 Date: 08/26/2020 Time: 9:35AM  
Page 1 of 3 B: 1418 P: 58, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KV  
Deputy Clerk

### **WARRANTY DEED** **WITH RESERVATION OF LIFE ESTATE**

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this 19  
day of August, 2020, by DAWN T. JERNIGAN, formerly known as DAWN T. JOHNSON,  
a single person, whose mailing address is 271 SW Fabian Way, Lake City, Florida 32024  
(herein "Grantor") to DAWN T. JERNIGAN, whose mailing address is 271 SW Fabian Way,  
Lake City, Florida 32024, for a life estate, without any liability for waste, and with full power  
and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and  
dispose of the property described herein, in fee simple, with or without consideration,  
without joinder of the remainderman, and with full power and authority to retain any and  
all proceeds generated thereby, and the remainder to SHERILYN SANDERS, whose  
mailing address is 193 Buttermilk Hollow Road, Bethpage, Tennessee 37022, PHILLIP  
OLIVER, whose mailing address is 517 New River Way, McDonough, Georgia 30252,  
DEWAYNE OLIVER, whose mailing address is 1910 N. Hwy. 113, Temple, Georgia 30179,  
and CAROLYN BLACKMORE, whose mailing address is 548 Deadwood Trail, Locust  
Grove, Georgia 30248, as tenants in common (herein "Grantees");

**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.

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:

Bonnie S. Green  
Witness  
BONNIE S. GREEN  
(Print/type name)

Dawn T. Jernigan (SEAL)  
DAWN T. JERNIGAN,  
formerly known as DAWN T. JOHNSON

Delores B. Brannen  
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 19<sup>th</sup> day of August, 2020, by DAWN  
T. JERNIGAN, formerly known as DAWN T. JOHNSON, who is personally known to me  
or produced N/A as identification.

Delores B. Brannen  
Notary Public, State of Florida  
Delores B. Brannen

(NOTARIAL  
SEAL)

My Commission Expires:

