

BSG:lss  
8926.01-23-159  
12/7/2023

REC. 735.50  
DOC. 1146.60  
INT. 0  
INDEX P  
CONSIDERATION 7163,800.00

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 not been  
provided with a survey to show the  
quantity of lands included, or the location of  
the boundaries and has prepared this  
document without the benefit of a survey.

Inst: 202312023976 Date: 12/20/2023 Time: 3:17PM  
Page 1 of 4 B: 1505 P: 26, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy Clerk Doc Stamp-Deed: 1146.60

### WARRANTY DEED

THIS WARRANTY DEED made this 11<sup>th</sup> day of December, 2023, by  
JENNELL K. ADAMS and JAMES A. ADAMS, wife and husband, individually and as  
Trustees of THE JENNELL K. ADAMS LIVING TRUST, a revocable living trust dated April  
12, 2001 as Restated on May 3, 2022, whose mailing address is 386 SE Price Creek  
Loop, Lake City, Florida 32025, hereinafter called the Grantor, to LOGAN JACK, whose  
mailing address is 13742 Beckman Drive, Windemere, Florida 34786, hereinafter called  
the Grantee:

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)  
DOLLARS 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, viz:

Tract No. 1 of EAGLE'S VIEW, an unrecorded subdivision as per survey by Lauren  
E. Britt, P.L.S., according to Plat thereof dated June 22, 1987, to-wit:

A part of the South 1/4 of Section 11, Township 4 South, Range 17 East, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of said Section 11 and run S 1°21'50" E along the East line thereof, 589.22 feet; thence S 87°26'41" W, 38.92 feet for a POINT OF BEGINNING; thence N 87°26'41" E, 50 feet; thence N 4°56'29" W, 177.61 feet; thence N 87°00'26" W, 306.81 feet; thence S 0°32'51" E, 754.5 feet more or less to the centerline of Price Creek; thence Easterly along the centerline of said creek, 384 feet more or less to its intersection with a line bearing S 1°21'50" E from the POINT OF BEGINNING; thence N 1°21'50" W, 498.0 feet more or less to the POINT BEGINNING. Lying and being situate in COLUMBIA County, Florida.

Tract No. 2 of EAGLE'S VIEW, an unrecorded subdivision as per survey by Lauren E. Britt, P.L.S., according to Plat thereof dated June 22, 1987, to-wit:

A part of the South 1/4 of Section 11, Township 4 South, Range 17 East, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of said Section 11 and run S 1°21'50" E along the East line thereof, 411.73 feet; thence N 87°00'26" W, 306.81 feet for a POINT OF BEGINNING; thence continue N 87°00'26" W, 110.46 feet; thence S 66°57'24" W, 316.25 feet; thence S 21°56'06" E, 833 feet more or less to the centerline of Price Creek; thence in an Easterly and Northerly direction along the centerline of said creek, 293 feet more or less to its intersection with a line bearing S 0°32'51" E from the POINT OF BEGINNING; thence N 0°32'51" W, 755 feet more or less to the POINT OF BEGINNING. Lying and being situate in COLUMBIA County, Florida.

Parcel Number: Part of 11-4S-17-08320-101

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

TOGETHER WITH all the 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 December 31, 2023.

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

Signed, sealed and delivered  
in the presence of:



Witness  
**BONNIE S. GREEN**

(Print/type name)



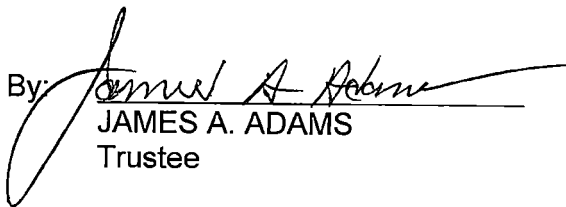
Witness  
**Loretta S. Steinmann**

(Print/type name)

THE JENNELL K. ADAMS LIVING  
TRUST, A REVOCABLE LIVING TRUST  
DATED APRIL 12, 2001 AS RESTATED  
ON MAY 3, 2022

By: 

JENNELL K. ADAMS  
Trustee

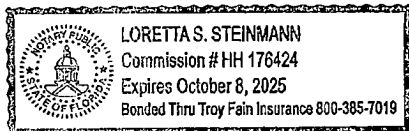
By: 

JAMES A. ADAMS  
Trustee

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of December, 2023, by JENNEL K. ADAMS and JAMES A. ADAMS, as Trustee of The Jennell K. Adams Living Trust, a revocable living trust dated April 12, 2011 as Restated on May 3, 2022, who are personally known to me or produced \_\_\_\_\_ as identification.



(NOTARIAL  
SEAL)

Loretta S. Steinmann  
Notary Public, State of Florida  
Loretta S. Steinmann

My Commission Expires: