

Prepared by:
Abstract Trust Title, LLC
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

ATT# 4-7316

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 4th day of October, 2016, Steven C. Jones and his wife, Angela C. Jones, hereinafter called the grantor, to Clarence E. Brown III and his wife, Caroline M. Brown whose post office address is: 1564 NW Frontier Drive, 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)

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 25, VILLAGE ON THE GREEN, a subdivision according to the plat thereof recorded at Plat Book 5, Page 95 and 95A, in the Public Records of Columbia County, Florida.

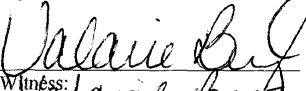
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2015.

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

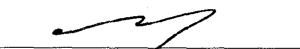
Signed, sealed and delivered in our presence:



Witness:



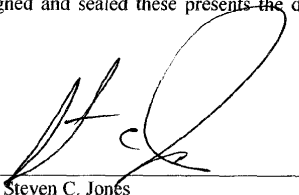
Printed Name:



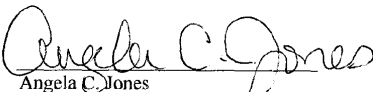
Witness:



Printed Name:



Steven C. Jones



Angela C. Jones

STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 201612016357 Date: 10/05/2016 Time: 3:20PM
Page 1 of 1 B: 1323 P: 968, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 2765.00

The foregoing instrument was acknowledged before me this 4th day of October, 2016 by STEVEN C. JONES AND HIS WIFE, ANGELA C. JONES personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

(Notary Seal)

Notary Public

