

sale price  
doc. 70

PREPARED BY & RETURN TO:

Name: LOUISE GRAHAM  
Address: 5089 SW BIRLEY AVENUE  
LAKE CITY, FL 32024

Parcel No.: 00164-002

Inst: 202212001046 Date: 01/19/2022 Time: 3:25PM  
Page 1 of 1 B: 1457 P: 537, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 19th day of January, 2022, by **HAZEL GRAHAM, JR. a/k/a BERNARD GRAHAM and LOUISE GRAHAM, HUSBAND AND WIFE**, hereinafter called the Grantors, to **TOMMY MOORE, JR.**, whose post office address is 5089 SW BIRLEY AVENUE, LAKE CITY, FL 32024, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

COMMENCE AT THE SOUTHEAST CORNER OF THE N ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S 89°52'30" W, ALONG THE SOUTH LINE OF SAID N ½, A DISTANCE OF 115.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD #135, THENCE N 0°21'30" E, ALONG SAID WEST RIGHT-OF-WAY, 1102.83 FEET TO THE POINT OF BEGINNING, THENCE S 89°52'30" W, 305.43 FEET, THENCE S 0°30'00" W, 747.86 FEET TO A POINT, THENCE N 89°52'30" E TO THE WEST LINE OF STATE ROAD #135, THENCE N ALONG SAID WEST LINE OF STATE ROAD #135 TO THE POINT OF BEGINNING. LESS THE NORTH 469.00 FEET THEREOF.

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

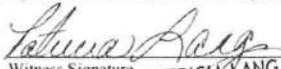
SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


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

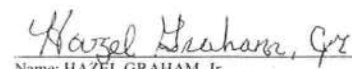
And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

  
Witness Signature  
Printed Name: PATRICIA LANG

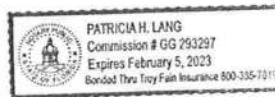
  
Witness Signature  
Printed Name: Gary Kyle Davis


  
Name: HAZEL GRAHAM, Jr. L.S.  
Address: 5089 SW BIRLEY AVENUE, LAKE CITY, FL 32024

  
Name: LOUISE GRAHAM L.S.  
Address: 5089 SW BIRLEY AVENUE, LAKE CITY, FL 32024

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of January, 2022, by HAZEL GRAHAM, Jr. and LOUISE GRAHAM, who are personally known to me or who have produced Driver's License as identification.



  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-23

51554