


Prepared by:
Abstract and Title Services, Inc.
111 East Howard Street
Live Oak, FL 32064

ATS 1-41931

Inst: 202312000185 Date: 01/05/2023 Time: 4:13PM
Page 1 of 2 B: 1482 P: 1242, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM 
Deputy Clerk Doc Stamp-Deed: 77.00

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 30 day of December, 2022, by Mechelle L. Boyd and Jeffery J. Boyd, hereinafter called the grantor, to Pamela Mosely Morgan, whose address is: 165 NW Divider Terr, 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 3, Block B, West Lake City Hills, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 89, of the Public Records of Columbia County, Florida.

The property described herein is not now, nor has it ever been, nor contiguous to the homestead of Grantor(s).

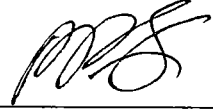
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

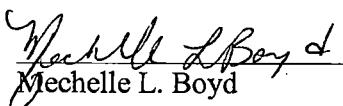
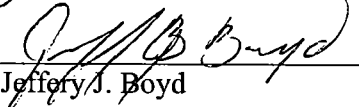
TO HAVE AND TO HOLD, the same in fee simple forever.


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 the prior year.

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:

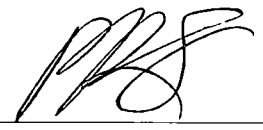

Witness: Paisley Stapleton
Printed Name: _____


Mechelle L. Boyd

Jeffery J. Boyd


Witness: Haley Shallen
Printed Name: _____

STATE OF Florida
COUNTY OF Waukegan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of December, 2022 by Mechelle L. Boyd and Jeffery J. Boyd who is personally known to me or who has produced DL as identification.


Notary Public

(Notary Seal)



PAISLEY STAPLETON
Notary Public
State of Florida
Comm# HH309252
Expires 9/6/2026