

Prepared by and Return To:
Diandra Williams
Florida Closing Company, LLC
731 A1A Beach Blvd
Saint Augustine, FL 32080

Order No.: 21-25-0687a

For Documentary Stamp Tax purposes the consideration is \$155,000.00

Doc Stamp: \$1,085.00

Inst: 202612004090 Date: 02/24/2026 Time: 1:06PM
Page 1 of 2 B: 1561 P: 1263, James M Swisher Jr, Clerk of Court
Columbia, County, By: MD
Deputy ClerkDoc Stamp-Deed: 0.70

APN/Parcel ID(s): R02905-312

WARRANTY DEED

THIS WARRANTY DEED dated February 23, 2026 by Jennifer N. Weaver a/k/a Jennifer Weaver Taylor, a married woman, hereinafter called the grantor, to Williams Southern Renovations LLC, a Florida Limited Liability Company, whose post office address is 161 NW Spring Hollow Blvd, 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Columbia, State of Florida, to wit:

Lot 12, Woodcrest Unit 2, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 186 through 188, inclusive, of the Public Records of Columbia County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2025.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Handwritten Signature]
Witness Signature

[Handwritten Signature]
Jennifer Weaver Taylor a/k/a Jennifer Weaver Taylor

[Handwritten Signature]
Print Name

Address: 6642 SW 54th Run
Lake Butler, FL 32054

Address: 44 San Briso Way
St. Augustine, FL 32092

[Handwritten Signature]
Witness Signature

[Handwritten Signature]
Print Name

Address: 10550 Deerwood Park
Blvd, Jacksonville FL, 32256

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 13 day of February, 2026 by Jennifer Weaver Taylor, to me known to be the person(s) described in or who has/have produced FL Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Handwritten Signature]
NOTARY PUBLIC
My Commission Expires: 04-25-2026

