

Prepared by and return to:

The Law Office of Ralph R. Deas, P.A.
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File Number: 2022-13
Will Call No.:

Inst: 202212003616 Date: 02/23/2022 Time: 3:55PM
Page 1 of 2 B: 1460 P: 614, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 210.00

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Warranty Deed

This Warranty Deed made this 16th day of February, 2022 between Bobby Kannady whose post office address is 1208 Maple Creek Lane, Loganville, GA 30052, grantor, and Johnny R. Smith and Narragansett Smith, Husband and Wife whose post office address is 396 NW Oosterhoudt Lane, Lake City, FL 32055, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 4, Block A, Galloway Grove Subdivision, a replat and subdivision of Block Nos. 34, 35, 54, and 55 of the Northwestern Division of the City of Lake City, Florida, according to the official plat thereof recorded in Plat Book 3, page 64, public records of Columbia County, Florida.

Parcel Identification Number: 00-00-00-11312-000


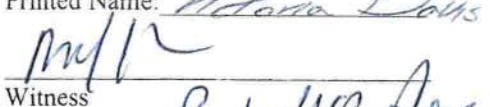
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

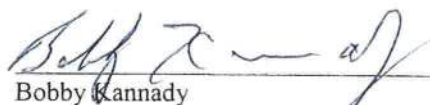
To Have and to Hold, the same in fee simple forever.

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 12/31/2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Victoria Davis

Witness
Printed Name: Ralph R. Deas


Bobby Kannady

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of February, 2022 by Bobby Kannady who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Ralph R. Deas
Notary Public

Print Name: Ralph R. Deas

My Commission Expires: _____