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Bennett & Morgan, LLP
234 East Duval Street
Lake City, Florida 32055

This Instrument Prepared by:

Bennett & Morgan, LLP
234 East Duval Street
Lake City, Florida 32055

Inst:2006000071 Date:01/04/2006 Time:09:17
Doc Stamp-Deed : 2240.00
DC,P.DeWitt Cason,Columbia County B:1070 P:285

Grantee:

Delta Omega Properties, Inc.

WARRANTY DEED

THIS INDENTURE, made this 8th day of December, 2005, between JAMES RHETT SMITHEY, BRYAN B. SMITHEY, CAROL ANN DePRATTER, n/k/a CAROL ANN SMITHEY, and ETHELIND FRANCES SMITHEY LYNCH, whose post office address is 3454 SW CR 242, Lake City, Florida 32024, Grantors, and DELTA OMEGA PROPERTIES, INC., whose post office address is 3454 SW CR 242, Lake City, Florida 32024, Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained and sold unto the Grantee the following described land, situate, lying and being in Columbia County, Florida, to-wit:

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 24 Commence at the NW corner of the SE 1/4 of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run N 86°28'52" E along the North line of said SE 1/4, being also the center line of Cannon Creek Road, 1623.55 feet; thence S 03°31'08" E, 25.00 feet to a point on the Southerly right-of-way line of said Cannon Creek Road; thence continue S 03°31'08" E, 358.48 feet to the POINT OF BEGINNING; thence N 86°28'52" E, 567.49 feet to a point on the Westerly right-of-way line of a 66 foot County Road; thence S 27°34'38" E, along said Westerly right-of-way line, 291.40 feet to the point of a curve of a curve concave to the West having a radius of 267.00 feet and a central angle of 26°50'00", said curve also having a chord bearing of S 14°09'38" E, and a chord distance of 123.93 feet; thence Southerly along the arc of said curve, being also the Westerly right-of-way line 125.04 feet to the point of tangency of

Said curve; thence S 00°44'38" E, still along said Westerly right-of-way line, 15.03 feet; thence S 86°28'52" W, 708.39 feet; thence N 03°31'08" W, 402.52 feet to the POINT OF BEGINNING. Containing 6.00 acres, more or less.

AND

N 1/2 of SE 1/4 of Section 24, Township 4 South, Range 16 East, containing 72 acres, more or less; EXCEPT: a parcel of land in the NW 1/4 of SE 1/4 of Section 24, Township 4 South, Range 16 East, described as follows: Commencing at the NW corner of NW 1/4 of SE 1/4 of Section 24, Township 4 South, Range 16 East, run thence North 87°04'22" East, a distance of 374 feet, run thence South 1°41'38" East, a distance of 25 feet to a point on the South R/W line of county road, this being the point of beginning of the parcel of land hereinafter described, run thence North 87°04'22" East, a distance of 370 feet, run thence South 1°41'38" East, A distance of 360 feet, run thence South 87°04'22" West, a distance of 370 feet, run thence North 1°41'38" West, a distance of 360 feet to the point of beginning. And Also Except: right of way for Interstate Highway No. 75.

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LESS AND EXCEPT:

Commence at the Northwest corner of the Southeast 1/4 of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run N 86°28'52" E along the North line of said Southeast 1/4 a distance of 1152.83 feet; thence S 01°46'08" E 25.01 feet to a point on the Southerly maintained Right-of-Way line of Cannon Creek Road (a county graded road) and the POINT OF BEGINNING; thence N 86°28'52" E along said Southerly maintained Right-of-Way line, being parallel to the North line of said Southeast 1/4 a distance of 205.00 feet; thence S 01°46'08" E 351.65 feet; thence S 86°28'52" W parallel to the North line of said Southeast 1/4 a distance of 205.00 feet; thence N 01°46'08" W 351.65 feet to the POINT OF BEGINNING. Containing 1.65 acres, more or less.

LESS AND EXCEPT:

A portion of the NW 1/4 of the SE 1/4, Section 24, Township 4 South, Range 16 East, Columbia County, Florida;

Parcel #1. Commence at the NW corner of SE 1/4 of Section 24, Township 4 South, Range 16 East. Run thence along the North line of SE 1/4 Section 24, North 86°28'52" East, 756.83 feet. Run thence South 1°46'08" East 25.01 feet to the South line of a county maintained road and the POINT OF BEGINNING; Run thence along said South line of county maintained road North 86°28'52" East, 132.00 feet; Run thence South 1°46'08" West 351.65 feet to POINT OF BEGINNING. Containing 1.07 acres more or less.

LESS AND EXCEPT:

Commence at the Northwest corner of the Southeast 1/4 of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run N 86°28'52" East along the North line of said Southeast 1/4, being also the centerline of

Cannon Creek Road 1623.55 feet; thence S 03°31'08" East 25.00 feet to a point on the Southerly Right-of-Way line of said Cannon Creek Road and the POINT OF BEGINNING; thence N 86°28'52" East along said Southerly Right-of-Way line, being parallel to the North line of the Southeast 1/4 a distance of 351.36 feet; thence S 01°35'38" East 2.73 feet to a point on the Southerly Right-of-Way line of a 66 foot County Road; thence N 88°24'22" East along Southerly Right-of-Way line 16.49 feet to the Point of Curve of a curve concave to the Southwest having a radius of 67.00 feet and a central angel of 64°01'52", said curve also having a Chord bearing of S 59°31'08" East and Chord distance of 71.04 feet; thence Southeasterly along the arc of said curve, being also said Southerly Right-of-Way line of a 66 foot County Road 74.88 feet to the Point of Tangency of said curve; thence S 27°34'38" East along the Westerly Right-of-Way line of said 66 foot County Road 345.49 feet; thence S 86°28'52" West parallel to the North line of the Southeast 1/4 a distance of 567.49 feet; thence N 03°31'08" West 358.48 feet to the POINT OF BEGINNING. Containing 4.00 acres, more or less.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness to JAMES RHETT SMITHEY
and BRYAN B. SMITHEY

Jessica B. Chandler
Print or type name

Angela H. Crawford
Witness to JAMES RHETT SMITHEY
and BRYAN B. SMITHEY

Angela H. Crawford
Print or type name

JAMES RHETT SMITHEY, (SEAL)

BRYAN B. SMITHEY, (SEAL)

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Witness to CAROL ANN SMITHEY
and ETHELIND SMITHEY LYNCH

Jessica B. Chandler
Print or type name

CAROL ANN DePRATTER, n/k/a
CAROL ANN SMITHEY (SEAL)

Witness to CAROL ANN SMITHEY
and ETHELIND SMITHEY LYNCH

Angela H. Cranford
Print or type name

ETHELIND SMITHEY LYNCH (SEAL)

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STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 2005, by JAMES RHETT SMITHEY, who is personally known to me or who has produced _____, BRYAN B. SMITHEY, who is personally known to me or who has produced _____, CAROL ANN DePRATTER, n/k/a CAROL ANN SMITHEY who is personally known to me or who has produced _____, and ETHELIND FRANCES SMITHEY LYNCH, who is personally known to me or who has produced _____.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of December, 2005.

ANGELA H. CRANFORD
Notary Public - State of Florida
My Commission Expires Oct 29, 2006
Commission # DD161997
Bonded By National Notary Assn.

(NOTARIAL SEAL)

NOTARY PUBLIC- STATE OF FLORIDA

Angela H. Cranford
Print or type name