

Sale Price
DOC. 70¢.

This Instrument Prepared by & return to:

Name: Marla Landin, an employee of
Integrity Title Services, LLC
Address: 343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 18-08040

Inst: 201912017201 Date: 07/24/2019 Time: 1:36PM
Page 1 of 3 B: 1389 P: 1943, P. DeWitt Cason, Clerk of Court
Columbia County, By: PT
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: R09860-002

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED IS GIVEN IN LIEU OF FORECLOSURE Made
the 23 day of July, A.D. 2019, by **KEELY SHEPHERD, A SINGLE PERSON**, hereinafter called the
grantors, to **JOHN COLLAR and SHARON COLLAR, HUSBAND AND WIFE**, whose post office address is
309 SOUTH EAST SEAWOLF WAY, HIGH SPRINGS, FL 32643, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the
heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so
admits or requires.)

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 **Columbia County, State of Florida**, viz:

See Exhibit "A"

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND
MAKES NO WARRANTIES AGAINST SAME.**

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee
simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant
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, 2019.

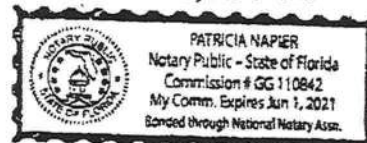
In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first
above written.

Signed, sealed and delivered in the presence of:

Barbara Mathis
Witness Signature
Barbara Mathis
Printed Name

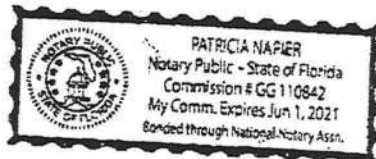
Patricia Napier
Witness Signature
Patricia Napier
Printed Name

KEELY SHEPHERD L.S.
Address: 359 SOUTH EAST SEAWOLF WAY,
HIGH SPRINGS, FL 32643



STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23 day of July, 2019, by **KEELY SHEPHERD**, who are known to me or who have produced Driver's License as identification.



Patricia Napier
Notary Public
My commission expires June 1, 2021

Exhibit "A"

Lot 1, HAWKS RIDGE ACRES, according to the Map or Plat thereof as recorded in Plat Book 4, Page 88, Public Records of Columbia County, Florida.

TOGETHER WITH A 1990, WEST, SINGLEWIDE MOBILE HOME, ID# GAFL07A2075BM & TITLE #49769288.