

Inst: 201812021627 Date: 10/19/2018 Time: 1:18PM  
Page 1 of 2 B: 1370 P: 2583, P. DeWitt Cason, Clerk of Court  
Columbia, County, By: KV  
Deputy Clerk Doc Stamp-Deed: 0.70

**FLORIDA WARRANTY DEED - INDIVIDUAL GRANTOR(S)**

Prepared By: RANDY K. MIMS / RANDALL E. & NINA L. PIDGEON  
Return To: RANDALL E. PIDGEON AND NINA L. / RANDY K. MIMS  
Property Appraiser's Parcel I.D. Number: 22-45-16-03086-204

This Warranty Deed made this 15<sup>th</sup> day of APRIL, 2016, by  
and between RANDALL E. AND NINA L. PIDGEON hereinafter called the  
Grantor; and RANDY KEATHON MIMS, hereinafter called  
the Grantee, whose mailing address is 401 SW Lamboy Cir. Lake City FL  
32024

WITNESSETH, that the Grantor, for and in consideration of the sum of  
\$10.00 (TEN and 00/100 Dollars)  
and other valuable consideration, the receipt whereof is hereby acknowledged,  
hereby grants, bargains, and sells unto the Grantee, and Grantee's successors,  
heirs, and assigns forever, all that certain parcel of land in the County  
of COLUMBIA, State of Florida, to wit:

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the  
title to the land and will defend the same against the lawful claims of all persons  
whomsoever; and that the land is free of all encumbrances, except taxes  
accruing subsequent to December 31, 2015, and restrictions,  
covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the  
day and year first above written.

Signed, sealed and delivered in the presence of:

Ken Walker  
Witness Signature  
KEN WALKER  
Printed Name

\_\_\_\_\_  
Witness Signature  
\_\_\_\_\_  
Printed Name

Randall E. Pidgeon  
Grantor Signature  
Randall E. Pidgeon  
Printed Name

Nina L. Pidgeon  
Grantor Signature  
Nina L. Pidgeon  
Printed Name

STATE OF FL  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 15 day of April, 2016 by \_\_\_\_\_ who are (is) personally known to me or who have (has) produced Driver license as identification and who did (did not) take an oath.

Paula Faye Ammons  
Notary Public

(Notarial Seal)

Paula Faye Ammons  
Printed Name

My Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

