

Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

Inst: 202112009341 Date: 05/10/2021 Time: 3:49PM  
Page 1 of 3 B: 1437 P: 688, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 364.00

4-10476

## Warranty Deed

Trust to Individual

THIS WARRANTY DEED made the 6<sup>th</sup> day of May, 2021, by Betty J. Haley, as Trustee of the Wife's Trust as contained in the Last Will and Testament of Thomas Joseph Haley, as to an undivided one-half interest, hereinafter called the grantor, to Taylor Roper and Samantha Roper, husband and wife, whose address is: 1308 SE Stonich Lane, Lake City, FL 32024, 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.**

**The above described property is not, nor has it ever been the Homestead of the Grantor.**

TOGETHER with all 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 the prior year.



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

Signed, sealed and delivered in our presence:

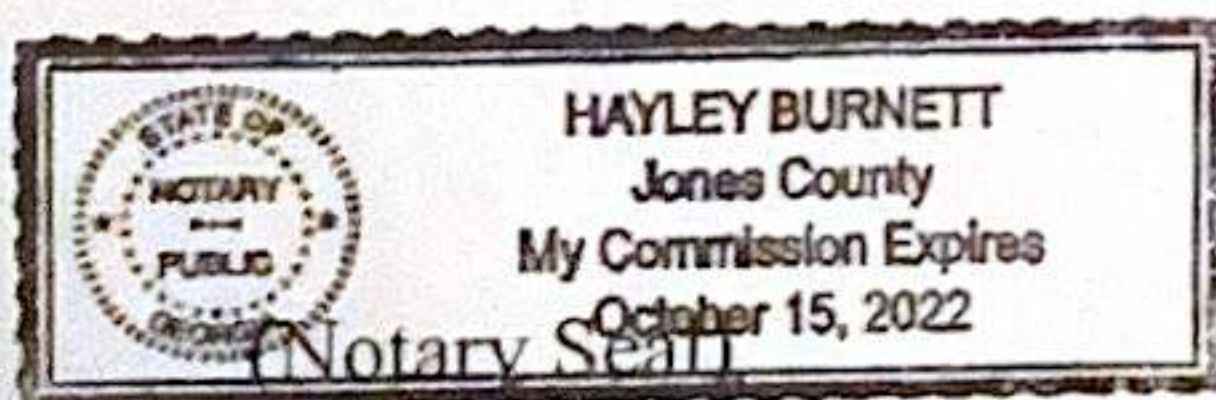
Emily Weekley  
Witness:  
Emily Weekley  
Printed Name:

Betty J. Haley  
Betty J. Haley, as Trustee of the Wife's  
Trust as contained in the Last Will and  
Testament of Thomas Joseph Haley

Johnna May  
Witness:  
Johnna May  
Printed Name:

STATE OF Georgia  
COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of May, 2021 by Betty J. Haley, as Trustee of the Wife's Trust as contained in the Last Will and Testament of Thomas Joseph Haley, personally known to me or, if not personally known to me, who produced Drivers License as identification.



Hayley Burnett  
Notary Public



ATT #10476

Exhibit "A"

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF NW 1/4 OF SAID SECTION AND RUN N 02°52'16" W, ALONG THE WEST LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 241.35 FEET; THENCE N 87°35'56" E, 1312.50 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF NW 1/4; THENCE S 02°46'21 E, ALONG SAID EAST LINE 245.68 FEET TO THE NORTHEAST CORNER OF SW 1/4 OF NW 1/4 OF SAID SECTION 26; THENCE CONTINUE S 02°46'21 E, ALONG THE EAST LINE OF SAID SW 1/4 OF NW 1/4 A DISTANCE OF 117.67 FEET; THENCE S 87°47'17" W, 1311.92 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE N 02°52'16" W, ALONG SAID WEST LINE 117.67 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT #35, HAWK'S RIDGE ACRES (AN UNRECORDED SUBDIVISION)

SUBJECT TO: AN EASEMENT FOR INGRESS AND EGRESS (S.E. JULIA AVE) ACROSS THE WEST 60.00 FEET THEREOF.