

This Instrument Prepared By:
Abstract Trust Title LLC
PO Box 7175
Lake City, FL 32055

ATT#5465

Instrument 12001104 Date: 1/23/2013 Time: 4:16 PM
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DC.P.DeWitt Cason,Columbia County Page 1 of 1 B:1248 P:758

CORPORATE WARRANTY DEED

Corporation to Individual

THIS WARRANTY DEED made this 18th day of January, 2013, by LSJ Properties, Inc., hereinafter called the grantor, to Warren Gary McReynolds, and his wife, DeBirma H. McReynolds whose post office address is: 153 W Highbanks Road, Debary, FL 32713 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, alienes, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in COLUMBIA County, Florida, viz. Parcel ID# 02911-303

LOT 3, MAYFAIR UNIT 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 8, PAGES 84-85, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 December 31, 2013.

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:

WITNESS

Michael H. Harrell
PRINTED NAME

Regina Williams
WITNESS

Regina Williams
PRINTED NAME

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18th day of January, 2013 by Lori G. Simpson as President of LSJ Properties, Inc. personally known to me or, if not personally known to me, who produced dl for identification and who did not take an oath.

(SEAL)



MICHAEL H. HARRELL
Notary Public, State of Florida
My Comm. Expires April 8, 2013
Commission No. DD 869555

LSJ Properties, Inc.

BY: Lori G. Simpson

Lori G. Simpson, President

NOTARY PUBLIC

My Commission Expires.