

BSG:lss  
9/6/2023

This instrument prepared by  
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Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

REC. \$35.50  
DOC. ,70  
INT. 4  
INDEX 4  
CONSIDERATION Love & Affection

**This document was prepared with a property description furnished to the preparer, and without 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.**

Inst: 202312018605 Date: 10/03/2023 Time: 4:06PM  
Page 1 of 4 B: 1500 P: 335, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC NC  
Deputy ClerkDoc Stamp-Deed: 0.70

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made this 29<sup>th</sup> day of September, 2023, by LONNIE R. JOHNS, JR. and TAMMIE R. JOHNS, husband and wife, whose mailing address is 8895 SE CR 245, Lake City, Florida 32025, hereinafter called the Grantor, to ANGELICA C. SHAW and WILLIAM SETH SHAW, wife and husband, whose mailing address is 8893 CR 245, Lake City, Florida 32025, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of love and affection, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

As more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

This deed is given to and accepted by Grantee subject to easements, reservations, restrictions and limitations of record, if any, outstanding oil, gas, and mineral interests of record, if any, and all zoning and land use rules, regulations and ordinances.

The sole purpose of this deed is to correct error in the legal description and easement description in the Warranty Deed between the same parties dated December 3, 2020, and recorded on December 9, 2020, in Official Records Book 1425, Page 2163, public records of Columbia County, Florida.

Grantors are the parents of Grantee, Angelica D. Shaw.

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 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, 2022.

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

Signed, sealed and delivered  
in the presence of:

Catherine Green

Witness

Catherine Green  
(Print/type name)

Loretta S. Steinmann

Witness

Loretta S. Steinmann

(Print/type name)

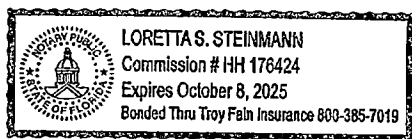
Lonnie R. Johns, Jr. (SEAL)  
LONNIE R. JOHNS, JR.

Tammie R. Johns (SEAL)  
TAMMIE R. JOHNS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or ☐ online notarization this 29 day of September, 2023, by LONNIE  
R. JOHNS, JR. and TAMMIE R. JOHNS, husband and wife, who are personally known to  
me or produced \_\_\_\_\_ as identification.



(NOTARIAL  
SEAL)

Loretta S. Steinmann  
Notary Public, State of Florida  
Loretta S. Steinmann

My Commission Expires:

**EXHIBIT "A"**

Commence at the SW corner of Section 12, Township 5 South, Range 17 East, Columbia County, Florida, and run thence N 88°01'38" E, along the South line of said Section 12, 71.94 feet to the East right-of-way of C.R. 245; thence N 00°22'06" W, along said right-of-way, 1330.35 feet; thence N 88°03'34" E, along the South line of the North 1/2 of the South 1/2 of said Section 12, 3277.79 feet; thence N 00°21'32" W, 1328.56 feet to a point on the North line of the South 1/2 of said Section 12; thence S 88°08'56" W, along said North line 330.06 feet to the POINT OF BEGINNING; thence S 00°21'33" E, 443.44 feet; thence S 88°06'22" W, 1178.60 feet; thence N 00°21'34" W 443.51 feet to said North line of S 1/2; thence N 88°05'31" E, 812.49 feet to the NE corner of the SW 1/4; thence N 88°08'56" E, 366.11 feet to the POINT OF BEGINNING. Parcel contains 12.00 acres, more or less. (together with and subject to easement below)

TOGETHER WITH and SUBJECT TO an easement for ingress, egress and utility purposes as lies 60 feet North of and adjacent to the following described line:

Commence at the SW corner of Section 12, Township 5 South, Range 17 East, Columbia County, Florida, and run thence N 88°01'38" E, along the South line of said Section 12, 71.94 feet to the East right-of-way of C.R. 245; thence N 00°22'06" W, along said right-of-way, 1330.35 feet; thence N 00°21'33" W, still along said right-of-way line, 443.29 feet; thence continue N 00°21'33" W, 827.84 feet to the Point of Beginning of said Easement; thence N 88°05'31" E, 3276.12 feet to the Point of Termination.

Tax Parcel Number: 12-5S-17-09218-004