

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MARLIN M. FEAGLE, ESQUIRE
FEAGLE & FEAGLE, ATTORNEYS, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No 0173248

Rec 27.00
Doc 1.70

WARRANTY DEED

THIS INDENTURE, made this 30th day of May, 2006, between
WANDA M. DEVANE, a single person, whose mailing address is 1816 SW Paloma Court,
Lake City, Florida 32025, party of the first part, Grantor, and **BECKY DEVANE HALL** and
SHANNON HALL EMERSON, as joint tenants with right of survivorship, whose mailing
address is 1816 SW Paloma Court, Lake City, Florida 32025, parties of the second part,
Grantee,

W I T N E S S E T H:

That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)**
DOLLARS, and other good and valuable considerations to said grantor in hand paid by said
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said
grantee, and grantee's heirs, successors and assigns forever, the following described land, situate,
lying and being in Columbia County, Florida, to-wit:

Lot 24, Unit 7, **THREE RIVERS ESTATES, INC.**, said Unit 7 better described
as follows: Commence at the NE corner of Section 27, Township 6 South, Range
15 East, Columbia County, Florida, and run S 17°15' W, 2135.54 feet for a
POINT OF BEGINNING; thence run N 89°29' E 119.16 feet; thence S 33°28' E
624.21 feet; thence N 34°10' E 240.73 feet; thence N 65°44' E 795.05 feet; thence
S 24°16' E 475 feet, more or less, to waters edge north bank of the Santa Fe River;
thence along said waters edge Santa Fe River downstream in a generally westerly
direction to the intersection with easterly bank Ichetucknee River; thence
northeasterly along said Easterly bank Ichetucknee River at waters edge to a point;
thence S 39°54' E 229 feet, more or less, to a point; thence S 68°24' E 247.36 feet;
thence N 49°44' E 70.91 feet to **POINT OF BEGINNING**, being a part of
Sections 26 and 27, Township 6 South, Range 15 East, Columbia County, Florida.

nst:2006013192 Date:06/01/2006 Time:11:54

Doc Stamp-Deed 0 70

27 DC, P. Dewitt Cason, Columbia County B:1085 P:1090

SUBJECT TO reservations, oil, gas and mineral leases and agreements, easements, rights of way, zoning ordinances, restrictions and limitations of record, if any.

Tax Parcel No.: 00-00-00-00645-000

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, 2005.

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:

Marlin Feagle
Witness
Marlin Feagle
Print or type name

Wanda M. DeVane (SEAL)
WANDA M. DEVANE

Suzette C Woolsey
Witness
Suzette C Woolsey
Print or type name

[nst:2006013192 Date:06/01/2006 Time:11:54
loc Stamp-Deed : 0 70
____DC, P. Dewitt Cason, Columbia County B:1085 P:1091

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 30th day of May, 2006, by **WANDA M. DEVANE** who is personally known to me or who has produced a Florida driver's license as identification.


(NOTARIAL
SEAL)
Diane S. Edenfield
Commission # DD514461
Expires May 26, 2010
Donated Tray Pen Insurance Inc. 800-385-7010

Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires:

Inst:2006013192 Date:06/01/2006 Time:11:54
Doc Stamp-Deed : 0 70
_____DC,P DeWitt Cason,Columbia County B:1085 P.1092