



Prepared by and return to:

PFS Solutions, Inc
PO Box 3001
Lake City, FL 32056

Parcel Identification No 31-4S-17-08920-104

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of March, 2021 between PFS Solutions, Inc, a Florida Corporation, whose post office address is **PO BOX 3001, Lake City, FL 32056**, of the County of , State of Florida, Grantor, to **Timothy M. Shaheen and Sherry L. Shaheen, Husband and Wife**, whose post office address is **P.O. Box 1171, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 4, of Briarwood, a Planned Rural Residential Development, as per plat thereof, recorded in PRRD Book 1, Page 32, of the Public Records of Columbia County, Florida. a/k/a Lot 4, of Briarwood Replat, a Planned Rural Residential Development, as per plat thereof, recorded in PRRD Book 1, Page 35, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

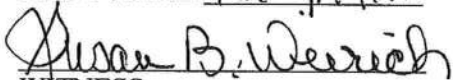
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

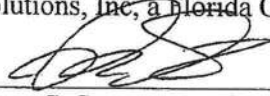
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Kaitlyn Hill


WITNESS
PRINT NAME: Susan B. Weirich

PFS Solutions, Inc, a Florida Corporation

By: 
Robert S. Stewart, President

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 March, 2021, PFS Solutions, Inc, who is/are personally known to me or has/have produced DVL as identification.



Signature of Notary Public



Prepared by and return to:
Timothy Shaheen
PO Box 1171
Lake City, FL 32056

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WARRANTY DEED

(STATUTORY FORM SECTION 689.02, F.S.)

This indenture made the 31 day of July, 2021 between Michael Shaheen, a Married Man, whose post office address is 164 SW Birch Glen, Lake City, FL 32024, of the County of Columbia, FL, Grantor, to Timothy M. Shaheen and Sherry Lyn Shaheen, Husband and Wife, whose post office address is P.O. Box 1171, Lake City, FL 32056, of the County of Columbia, FL, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

W ½ of Lot 4, Briarwood Replat, a Planned Rural Residential Development, as per plat thereof, recorded in PRRD Book 1, Page 35, of the Public Records of Columbia County, Florida.

*** The property described herein is not the Homestead of the Grantor. ***

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof. Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Raquel Espinal

WITNESS

PRINT NAME: Raquel Espinal

Kelli Engstrom

WITNESS

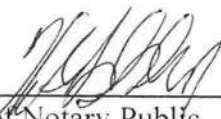
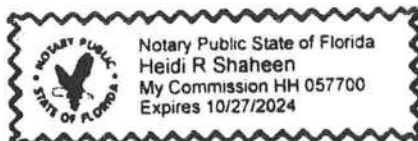
PRINT NAME: Kelli Engstrom



Michael Shaheen

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 31 day of July, 2021, **Michael Shaheen**, who is/are personally known to me or has/have produced X as identification.



Signature of Notary Public