

Prepared by and return to:

JAMES F. GRAY, ESQ.

JAMES F. GRAY, P.A.

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Gainesville, FL 32609

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File Number: JACKSON 20

Inst: 202012019954 Date: 11/30/2020 Time: 10:49AM
Page 1 of 6 B: 1424 P: 2648, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 1435.00

Parcel Identification No. 31-7S-17-10070-106 & 31-7S-17-10070-107

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 16th day of November, 2020 between WINGATE A. JACKSON, III and MARILYNN C. JACKSON, husband and wife whose post office address is 6623 Crescent Lake Drive, Lakeland, FL 33813 of the County of Polk, State of Florida, grantor*, and STEVE T. KELLER whose post office address is 11322 NW 129th Terrace, Alachua, FL 32615 of the County of Alachua, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Jeri Mead
Signature of Witness No. 1
JERI Mead

Printed Name of Witness No. 1

Cristina Grenninger
Signature of Witness No. 2
Cristina Grenninger
Printed Name of Witness No. 2

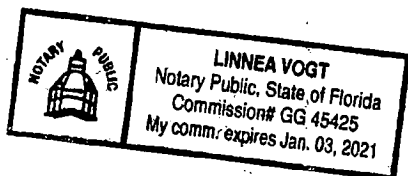
Wingate A. Jackson III (Seal)
WINGATE A. JACKSON, III

Marilynn C. Jackson (Seal)
MARILYNN C. JACKSON

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of November, 2020 by WINGATE A. JACKSON, III and MARILYNN C. JACKSON, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Linnea Vogt
Notary Public

Printed Name: Linnea Vogt

My Commission Expires: Jan 3, 2021

LEGAL DESCRIPTION

EXHIBIT A

PARCEL 1:

A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID SECTION 31 AND RUN THENCE N 87 DEGREES 14' 55" E, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 690.12 FEET; THENCE S 01 DEGREE 41' 10" E, A DISTANCE OF 638.72 FEET; THENCE S 88 DEGREES 18' 50" W, A DISTANCE OF 690.00 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE N 01 DEGREE 41' 10" W, ALONG SAID WEST LINE A DISTANCE OF 625.89 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. A/K/A LOT 6, BLUEBIRD LANDING, AN UNRECORDED SUBDIVISION.

AND

PARCEL 2:

A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 31 AND RUN THENCE N 87 DEGREES 14' 55" E, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 690.12 FEET; THENCE S 01 DEGREE 41' 10" E, A DISTANCE OF 638.72 FEET TO THE POINT OF BEGINNING; THENCE S 01 DEGREE 41' 10" E, A DISTANCE OF 565.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 10' 34", A TANGENT LENGTH OF 33.78 FEET, A CHORD BEARING OF S 11 DEGREES 16' 27" E AND A CHORD LENGTH OF 66.62 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 66.94 FEET TO THE END OF SAID CURVE; THENCE S 88 DEGREES 18' 50" W, A DISTANCE OF 701.10 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE N 01 DEGREE 41' 10" W, ALONG SAID WEST LINE A DISTANCE OF 631.60 FEET; THENCE N 88 DEGREES 18' 50" E, A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. A/K/A LOT 7, BLUEBIRD LANDING, AN UNRECORDED SUBDIVISION.

BOTH PARCELS TOGETHER WITH:

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S. 87°14'55" W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF- WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S. 01°47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55°09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S. 29°22'22"E., AND A CHORD LENGTH OF 212.95 FEET ; THENCE ALONG

THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72°58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S. 20°27'35" E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S. 16°01'48" W., A DISTANCE OF 282.20 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°57'20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S. 07°33'06" W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S. 00°55'34" E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09°29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S. 05°40'09" E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S. 10°24'44" E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S. 02°47'03" E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S. 04°50'37" W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S. 04°50'37" W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S. 07°50'32" E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S. 20°31'41" E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S. 10°34'21" E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S. 00°37'02" E., A DISTANCE OF 172.66 FEET TO A POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S. 00°37'02" E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47°58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S. 23°22'27" W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S. 47°21'56" W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S. 18°04'19" W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S. 11°13'17" E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43°09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S. 10°21'33" W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S. 31°56'23" W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12° 59' 20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S. 25°26'43" W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG

THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N. 81°32'45" E., A DISTANCE OF 701.09 FEET; THENCE N. 87°14'29" E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT AFOREMENTIONED POINT "B", AND RUN THENCE S. 84°04'22" W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N. 81°11'11" W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N. 66°26'45" W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26°53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N. 79°53'33"W., AND A CHORD LENGTH OF 153.48 FEET: THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S. 86°39'38" W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E": THENCE N. 44°18'47"W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42°37'37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N. 22°59'59" W., AND A CHORD LENGTH OF 145.39 FEET: THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N. 01°41'10" W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE: THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S. 44°18'47"E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S. 23°02'04"E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S. 01°45'20"E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N. 85°13'54" E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78°18'07" E., AND A CHORD LENGTH OF 72.39 FEET: THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N. 71°22'21" E., A DISTANCE OF 354.70 FEET; THENCE N. 77°56'34" E., 62.17 FEET; THENCE S. 66°25'47" E., A DISTANCE OF 207.86 FEET; THENCE S. 89°03'47" E., 142.06 FEET; THENCE N. 87°13'37" E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71°02'57" W., A DISTANCE OF 6.24 FEET: THENCE S. 19°16'58" W., A DISTANCE OF 21.70 FEET; THENCE S. 72°18'51" E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20°27'26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S. 82°32'34" E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET: THENCE N. 87°13'43" E.,

A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

ALSO:

AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71°02'57" W., A DISTANCE OF 26.24 FEET; THENCE S. 19°16'56" W., A DISTANCE OF 1823.87 FEET; THENCE S. 70°43'02" E., A DISTANCE OF 64.05 FEET; THENCE N. 27°25'42" E., A DISTANCE OF 40.56 FEET; THENCE N. 18°54'40" E., A DISTANCE OF 631.89 FEET; THENCE N. 70°43'02" W., A DISTANCE OF 25.70 FEET; THENCE N. 19°16'58" E., A DISTANCE OF 1152.07 FEET; THENCE N. 71°02'57" W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.