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8398.01-21-145
10/21/2021

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

REC. \$ 27.00
DOC. 2,004.10
INT. 0
INDEX 0
CONSIDERATION \$6,250.00

Inst: 202112021653 Date: 10/22/2021 Time: 4:40PM
Page 1 of 3 B: 1450 P: 2230, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 2004.10

WARRANTY DEED

THIS WARRANTY DEED made this 22nd day of October, 2021, by BRENDA E. TEAL and CRAIG A. TEAL, wife and husband, whose mailing address is 2673 SW Tustenuggee Avenue, Lake City, Florida 32025, hereinafter called the Grantor, to WAYNE T. TUCKER AND SUSAN V. TUCKER, husband and wife, whose mailing address is 2689 SW Tustenuggee Avenue, Lake City, Florida 32025, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

THE SOUTH 330 FEET OF THE NE 1/4 OF THE NW 1/4 AND THE SOUTH 330 FEET OF THE WEST 1/2 OF NW 1/4 OF NE 1/4, LYING EAST OF COUNTY ROAD NO. 131, IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 32, AND RUN THENCE N 08°32'20" E, 332.07 FEET; THENCE N 87°55'22" W, 389.41 FEET TO

THE POINT OF BEGINNING; THENCE S 20°18'58" W, 146.36 FEET;
THENCE N87°55'36" W, 172.36 FEET; THENCE N 62°23'24" W, 204.12
FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD #131,
THENCE N 28°04'10" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 56.80
FEET; THENCE S 87°55'22" E, 377.46 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 32, TOWNSHIP
4 SOUTH, RANGE 17 EAST BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE W 1/2 OF THE NW 1/4 OF
THE NE 1/4 OF SAID SECTION 32, AND RUN THENCE N.08°32'20"E.,
332.07 FEET; THENCE N.87°55'22"W., 309.49 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE N.87°55'22"W., 79.91 FEET; THENCE
S.20°18'58"W., 136.38 FEET; THENCE N.51°37'50"E., 161.16 FEET;
THENCE N.01°58'31"E., 24.95 FEET TO THE POINT OF BEGINNING.

This deed is given subject to easements, restrictions, reservations and limitations,
of record, if any, but does not serve to reimpose the same.

Parcel Number: 32-4S-17-08931-000

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, 2020.

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:

Bonnie S. Green
Witness
BONNIE S. GREEN

Brenda E. Teal (SEAL)
BRENDA E. TEAL

(Print/type name)

Delores B. Brannen
Witness
Delores B. Brannen

Craig A. Teal (SEAL)
CRAIG A. TEAL

(Print/type name)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 30th day of October, 2021, by BRENDA E. TEAL
and CRAIG A. TEAL, husband and wife, who is personally known to me or who produced
NA as identification.

Delores B. Brannen
Notary Public, State of Florida
Delores B. Brannen

(NOTARIAL
SEAL)

My commission expires:

