

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

Inst: 202112023665 Date: 11/19/2021 Time: 4:11PM
Page 1 of 2 B: 1452 P: 2797, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 2793.00

4-11188

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 19 day of November, 2021, by Todd A. Perla and His Wife, Brenda J. Perla, hereinafter called the grantor, to James Edward Henderson and His Wife, Lillian Diane Grant-Henderson whose address is: 43 NE 122nd St., Cross City, FL 32628 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witneseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

Lot 19, Lake Valley in Woodborough Phase 5, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 97, of the Public Records of Columbia County, Florida.

TOGETHER with all 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 the prior year.

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

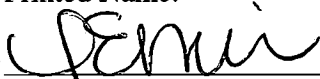
Signed, sealed and delivered in our presence:



Witness:

Mary McKae

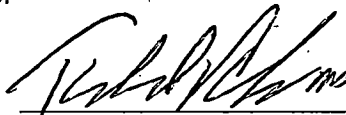
Printed Name:



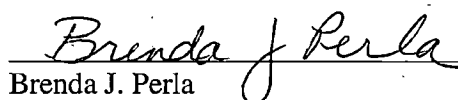
Witness:

Jessica Ennis

Printed Name:



Todd A. Perla

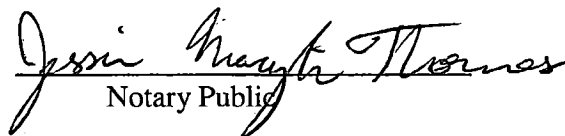


Brenda J. Perla

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of November, 2021 by Todd A. Perla and His Wife, Brenda J. Perla personally known to me or, if not personally known to me, who produced OL as identification.

(Notary Seal)


Notary Public



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024