

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

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

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Rec 18.
Doc
Inst: 201712022648 Date: 12/12/2017 Time: 4:16PM
Page 1 of 2 B: 1349 P: 1815, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS INDENTURE, made this 17th day of December, 2017, between **R. LAMAR MOSELEY** a/k/a **ROBERT LAMAR MOSELEY** and his wife, **CONNIE MOSELEY**, whose mailing address is 1038 SW County Road 18, Fort White, Florida 32038, parties of the first part, Grantors, and **BRITTANY MOSELEY HUDSON** and her husband, **MICHAEL HUDSON**, whose mailing address is 872 SW County Road 18, High Springs, Florida 32643, parties of the second part, Grantees,

W I T N E S S E T H:

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

A parcel of land in the South 1/2 of the Southwest 1/4 of Section 28, Township 6 South, Range 17 East, of Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 6 South, Range 17 East, of Columbia County, Florida, and run N 88°34'55" E, as a basis of bearings, along the North line of the South 1/2 of the Southwest 1/4 of said Section 28, a distance of 696.28 feet to the intersection of said North line with the South right-of-way line of County Road 18, a paved public road, having a 100 foot right of way, according to the State Road Department right of way map of County Road 18; thence run S 87°45'04" E along said right of way line, a distance of 335.46 feet to the beginning a curve, said curve concave to the North, having a central angle of 03°06'53", a radius of 5506.82 feet, an arc length of 299.37 feet, a chord bearing of S 89°18'30" E, and a chord length of 299.33 feet; thence along the arc of said curve a distance of 299.37 feet to the **POINT OF BEGINNING**, said point being in a curve, concave to the North, having a central angle of 06°05'36", a radius of 5506.82 feet, an arc length of 585.65 feet, a chord bearing of N 86°05'15" E, and a chord length of 585.38 feet; thence along the arc of said curve, a distance of 585.65 feet; thence leaving said right of way line, run S 02°37'19" E, a distance of 755.95 feet; thence run S 87°22'41" W, a distance of 585.23 feet; thence run N 02°37'19" W, a distance of 742.76 feet to the **POINT OF BEGINNING**. Said lands described containing 10.00 acres, more or less.

Tax Parcel No.: 28-6S-17-09800-000 (parent parcel)

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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, 2017.

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

Signed, sealed and delivered
in the presence of:

Diane S. Edenfield
Witness Signature

DIANE S. EDENFIELD
Print or type name

Terri B. Brown
Witness Signature

Terri B. Brown
Print or type name

R. Lamar Moseley (SEAL)
R. LAMAR MOSELEY
a/k/a Robert Lamar Moseley

Connie Moseley (SEAL)
CONNIE MOSELEY

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th day of December, 2017, by **R. LAMAR MOSELEY** a/k/a **ROBERT LAMAR MOSELEY** and his wife, **CONNIE MOSELEY**, who are personally known to me.



Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires: 05/26/18