

This Warranty Deed Made the 16th day of AUGUST 1991 by

GREGORY S. WALTRIP AND WIFE, LISA M. WALTRIP

hereinafter called the grantor, to

CLAUDE J. BRADFORD AND WIFE, AGATHIA M. BRADFORD

whose postoffice address is RT 12, BOX 10T, LAKE CITY, FLORIDA 32055
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 corporations)

Witnesseth: 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, viz.

LOT 23, SUZANNE SUBDIVISION, UNIT 1, a subdivision according to plat thereof recorded in Plat Book 4, Page 91 of the Public Records of Columbia County, Florida. The West 50 feet of said lands being subject to utility easement for Florida Power and Light Company.



91-11589

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

1991 AUG 16 PM 4:07

RECORDED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [Signature]

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, 1990

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:

[Signature: Teresa Bales]

[Signature: Gregory S. Waltrip]

GREGORY S. WALTRIP

LISA M. WALTRIP

DOCUMENTARY STAMP 389.40

STATE OF FLORIDA
COUNTY OF COLUMBIA

INTANGIBLE TAX
P. DeWITT CASON, CLERK OF
COURT, COLUMBIA COUNTY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared
GREGORY S. WALTRIP AND WIFE, LISA M. WALTRIP

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of August, A.D. 1991

Prepared by: Michael H. Harrell
P. O. Box 7016
Lake City, Florida 32055
Pursuant to issuance of Title Insurance

NOTARY PUBLIC
MICHAEL H. HARRELL
State of Florida
My Comm. Exp. 1-17-93