

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20448

Inst: 202512000142 Date: 01/06/2025 Time: 8:02AM
Page 1 of 3 B: 1530 P: 1950, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 245.00

Warranty Deed

This Warranty Deed is executed this 10th of December, 2024, by Kenneth E. Reddick, Jr., a single man, whose address is 262 Southwest Freeman Glen, Lake City, FL 32024, hereinafter called the grantor, to Tyler Brown and Mallory Brown, husband and wife, whose address is: 7537 Mallory LN, Macclenny, FL 32063, 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)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

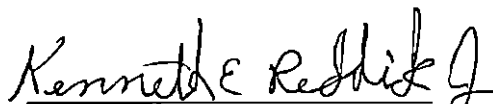
And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

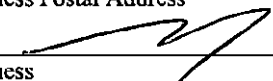
Signed, sealed and delivered in our presence:


Witness

Ally Robinson
Printed Name


Kenneth E. Reddick, Jr.

223 NW Cole Terrace, Lake City FL 32055
Witness Postal Address

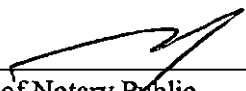

Witness

Michael H Harrell
Printed Name

283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 10 day of December, 2024, by Kenneth E. Reddick, Jr.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: 
Type of Identification Produced: 102



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

283 NW Cole Terrace Lake City, FL 32055

Exhibit "A"

The North 210.00 feet of Lot 3, Double Run Acres, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 51, of the Public Records of Columbia County, Florida.

Together with a 1991 SABR Singlewide Mobile Home with Vin #42610207D.

THESE MOBILE HOME TITLES HAVE BEEN OR WILL BE WILL BE RETIRED WITH THE FLORIDA DEPT. OF MOTOR VEHICLES ACCORDING TO FLORIDA STATUTE SECTION 319.261 AND HEREAFTER ALWAYS A PART OF THIS REAL PROPERTY.