

Prepared by:
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DC,P DeWitt Cason,Columbia County Page 1 of 1 B 1264 P-1953

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, names, addresses, tax identification number and legal description furnished by parties.

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 8th day of November, by Henry L. Walker, A Single Person, hereinafter called the grantor, to Deborah Lynn Register and Ricky David Register, Her Husband, whose address is: 175 SE Mohawk Way, Lake City, Florida 32025, 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 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 8, of INDIANWOOD, a subdivision as recorded in Plat Book 4, Page 58, Public Records of Columbia County, Florida. Subject to Power Line Easement and Subject to Restrictions as recorded in Official Record Book 386, Pages 121 through 123.

THE GRANTOR, HENRY L. WALKER, HEREINABOVE, HEREBY RESERVES A LIFE ESTATE INTO THE ABOVE DESCRIBED PROPERTY.

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 December 31, 2012.

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:

Misty R. Oliver
Witness:

Misty R. Oliver
Printed Name:

Carrie Carter
Witness:

Deborah Lynn Register
Printed Name:

Henry L. Walker
HENRY L. WALKER

Henry L. Walker
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of November, 2013 by HENRY L. WALKER, A Single Person, personally known to me or, if not personally known to me, who produced FIDL for identification and who did not take an oath.

Misty R Olive
Notary Public
My Commission Expires

