

**Prepared by:**

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Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

4-9912

## **Warranty Deed**

*Individual to Individual*

THIS WARRANTY DEED made the 10th day of September, 2020, By Wallace R. Cain, hereinafter called the grantor, to Robert Southland and His Wife, Sabrina Southland, whose address is: 215 SW Alpine Place, High Springs, FL 32643 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 4, Southland Subdivision, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 47, of the Public Records of Columbia County, Florida.**

**The above described property is not, nor has it ever been the Homestead of the Grantor.**

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:

Michael Smart

Printed Name:

Ratti R. Moore

Witness:

Ratti R. Moore

Printed Name:

Wallace R. Cain

STATE OF FL

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_ day of September, 2020 by Wallace R. Cain, personally known to me or, if not personally known to me, who produced \_\_\_\_\_ as identification.

(Notary Seal)

Erika B. Ashley  
Notary Public

