

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20831 MD

## Warranty Deed

**This Warranty Deed** is executed this 9 of February, 2026, by Dottie D. Mullens, a Single Person, hereinafter called the Grantor, to Bradford Allen Long and Tabitha Susanna Long, a married couple, whose address is: 951 Southwest Sebastian Circle, Lake City, FL 32024, hereinafter called the Grantee:

(Whoever 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.

Lot 13, Block A, Southern Hills, a subdivision according to the Plat thereof, recorded in Plat Book 5, Page(s) 63 & 63A, of the Public Records of Columbia County, Florida.

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

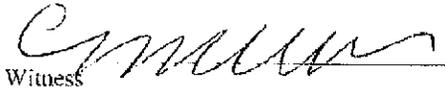
**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

**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

**Madison Van Hofwegen**

Printed Name

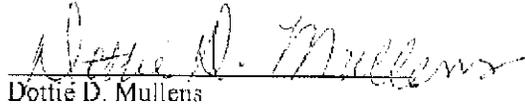
283 NW Cole Terrace Lake City, FL 32059

Witness Postal Address

  
Witness

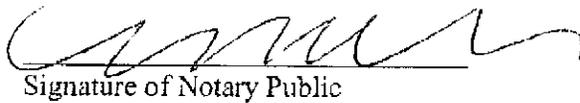
**Ally Robinson**  
Printed Name

283 NW Cole Terrace Lake City, FL 32059  
Witness Postal Address

  
Dottie D. Mullens

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of February, 2026, by Dottie D. Mullens  who is/are personally known to me or  who has/have produced D.C. as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary



**MADISON VAN HOFWEGEN**  
Notary Public  
State of Florida  
Comm# HH758871  
Expires 1/8/2030