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Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

11591

Inst: 202212010032 Date: 05/19/2022 Time: 1:43PM
Page 1 of 3 B: 1467 P: 606, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 3150.00

Warranty Deed

THIS WARRANTY DEED made the 17th day of May, 2022, by Michael N. Whaley and His Wife, Diane H. Whaley, hereinafter called the grantor, to Charles Bailey Scrivener, III, as Trustee of the Scrivener Living Trust Under Trust Instrument Dated 05/20/2015, and His Wife, Norma Jean Scrivener, as Trustee of the Scrivener Living Trust Under Trust Instrument Dated 05/20/2015 whose address is: 182 SW Bethany Place Lake City, FL 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 5, Russwood Estates, Unit 3, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 93 and 94, of the Public Records of Columbia County, Florida.

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:

Bruce Davis
Witness

Brooke Parrish
Printed Name

[Signature]
Witness

Madison Williams
Printed Name

[Signature]
Michael N. Whaley

Diane H. Whaley
Diane H. Whaley

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of May, 2022, by Michael N. Whaley and His Wife, Diane H. Whaley, who is personally known to me or who has produced [Signature] as identification.

[Signature]
Notary Public

(Notary Seal)



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH219818
Expires 1/5/2026

4-11591

Exhibit "A"

Lot 5, Russwood Estates, Unit 3, according to the map or plat thereof, as recorded in Plat Book
7, Page(s) 93 and 94, of the Public Records of Columbia County, Florida.