

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12570

Inst: 202312021519 Date: 11/14/2023 Time: 4:10PM
Page 1 of 2 B: 1502 P: 2507, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC W
Deputy ClerkDoc Stamp-Deed: 462.00

WARRANTY DEED

This Warranty Deed is executed this 13th day of November, 2023, by Ronald L. Akins, whose address is: 514 Southwest Brandy Way, Lake City, FL 32024, Grantor, to Alissa Love and Daveion Love, Wife and Husband, whose post office address is 246 S Lapaz Terrace, Lake City, FL 32024, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS* (U.S.\$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 Grantees' heirs and assigns forever, the following described land situated, lying and being in Columbia, Florida, to-wit:

Lot 17, Shady Acres, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 21, of the Public Records of Columbia County, Florida.

Grantor warrants that the property described herein is not now, nor has it ever been, nor contiguous to the homestead of Grantor(s).

Together with all the 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, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

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

