

Prepared by:
Elaine R. Davis / Megan M. Harrell
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025
File Number: 08-240

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27 DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1153 P:1355

Warranty Deed

Made this June 27, 2008 A.D.

By **STEPHEN J. PIERCE AND AMY J. PIERCE, husband and wife**, whose address is: CFO/CAO, NAAS, 11502 Jones Maltsberger, San Antonio, Texas 78216, hereinafter called the grantor,

to **BINA H.PATEL and BABITH MATHEW, husband and wife**, whose post office address is: 561 NW Lake Valley Terrace, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

LOT 6, of LAKE VALLEY IN WOODBOROUGH, a subdivision according to the Plat thereof as recorded in Plat Book 6, Page 144, of the Public Records of Columbia County, Florida.

ALSO:

A parcel of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at the SE corner of Lot 6, in Lake Valley in Woodborough, a subdivision as recorded in the Public Records of Columbia County, Florida in Plat Book 6, Page 144 and run North 37° 52' 38" West along the East line of Lot 6, in said Lake Valley in Woodborough a distance of 177.37 feet to the NE corner of said Lot 6, Thence South 83° 17' 50" West a distance of 85.10 feet, Thence South 13° 52' 18" East a distance of 155.45 feet, Thence North 85° 38'30" West a distance of 12.92 feet to the Point of Beginning. IN COLUMBIA COUNTY, FLORIDA.

Parcel ID Number: **02269-106**

Together with all the 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, 2007.

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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:

C. Salas
C. SALAS

Witness Printed Name C. Salas

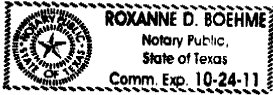
Trudy Mann

Witness Printed Name TRUDY MANN

State of TEXAS
County of Bexar

Stephen J. Pierce (Seal)
Stephen J. Pierce

Amy J. Pierce (Seal)
Amy J. Pierce



The foregoing instrument was acknowledged before me this 25th day of June, 2008, by Stephen J. Pierce and Amy J. Pierce, husband and wife, who is/are personally known to me or who has produced Drivers Licenses as identification.

Roxanne D. Boehme
Notary Public
Print Name: Roxanne D. Boehme
My Commission Expires: 10/24/11