

This Instrument Prepared By:
DAVID C. BRAUN, ESQUIRE
183 SW Tucker Street
Lake City, Florida 32025
(386) 697-3523

Inst: 202212001273 Date: 01/21/2022 Time: 3:08PM
Page 1 of 2 B: 1457 P: 1207, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

The preparer of this instrument has not conducted a title search and has not issued a title opinion or any policy of title insurance with respect to the property described in this instrument and the description of the real property herein set forth has been furnished by a party to this instrument.

Tax Identification Parcel Number:

Space Above This Line For Processing Data

WARRANTY DEED

THIS WARRANTY DEED, made this 13 day of January, 2021, by and between, **Winfred Parnell and Deborah Parnell**, a married couple, whose address is **6734 Talmadge Lane, Dallas, TX 75230**, hereinafter called the Grantor, and **Lawanda V. Parnell**, a single woman, whose address is **1890 NW Jake Gln., Lake City, FL 32055**, hereinafter called the Grantee,

[Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, trusts and trustees, whenever and wherever the context so admits or requires.]

WITNESSETH: That the said Grantor, for and in consideration of love and affection to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, to the said Grantee, and Grantee's heirs and assigns forever, the following-described land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

Commence at the NE corner of Section 26, Township 2 South, Range 16 East, and Run thence South 88°15'04" West, along the North line of Section 26, 367.67 feet to the point of beginning; thence continue South 88°15'04" West, along said section line 495.00 feet; thence South 00°37'48" East, 1320.01 feet; thence North 88°15'15" East, 495.00 feet; thence North 00°37'47" West, 1320.04 feet to the point of beginning. Containing 15.00 acres, more or less.

NB: This is not the Grantors homestead. Neither the Grantors nor any of their heirs, dependents or assigns have ever resided on this property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2020.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature

REBECCA WOODARD
Printed Name

[Signature]
Witness Signature

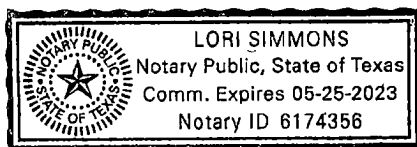
Wendy Parnell
Printed Name

[Signature]
WINFRED PARNELL
6734 Talmadge Lane
Dallas, TX 75230

[Signature]
DEBORAH PARNELL
6734 Talmadge Lane
Dallas, TX 75230

**STATE OF TEXAS
COUNTY OF DALLAS**

The foregoing instrument was acknowledged before me by WINFRED PARNELL and DEBORAH PARNELL, to me ✓ personally known or known after production of a driver's license or as identification, this 13 day of January, 2022.



(Seal if any)

[Signature]
Signature of Notary

Lori Simmons
Printed/Typed Name of Notary