

This Instrument Prepared By:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

COPY

ATT# 4-9747

Warranty Deed

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 23 day of June, 2020 by Alex and Blondina Stevens Family, LLC, A Florida Limited Liability Company, hereinafter called the grantor, to Christopher Adams and his Wife, Bridget Adams whose post office address is: 461 SW Pinehurst Drive, Lake City, FL 32024 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 12, Forest Country 6th Addition, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 66 through 67, 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:

mweller
WITNESS
Madison Williams.
PRINTED NAME

[Signature]
WITNESS
Michael H Harrell
PRINTED NAME

Alex and Blondina Stevens Family, LLC
BY: [Signature]
Alex H. Stevens, Jr., as Managing Member
BY: [Signature]
Lisa S. Brinkley, as Managing Member

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of June, 2020 by Alex H. Stevens Jr. and Lisa S. Brinkley as Managing Member of Alex and Blondina Stevens Family, LLC., a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced DL as identification.

(SEAL)

[Signature]
NOTARY PUBLIC

My Commission Expires:

