

E-FILED Book: 1510 Page: 1069  
Columbia County Clerk of Superior Court  
Recorded Date: 3/15/24 Time: 8:29 am/pm

Prepared by and return to:

Richard L. Coleman  
Coleman Talley LLP  
P.O. Box 5437  
Valdosta, Georgia 31603-5437  
File No.: 37862.014WSS

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**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, executed this 23rd day of February 2024, by **Mary Johnson**, whose address is 129 SE Brantley Court, Lulu, Florida 32061, party of the first part ("Grantor") to **Legendary Construction, Inc., a Georgia corporation**, whose address is 354 Enterprise Drive, Valdosta, Georgia 31601, party of the second part ("Grantee").

WITNESSETH, that the said Grantor, for valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claims unto the said Grantee forever, all its right, title interest, claim and demand which the said Grantor may have in and to the following described parcel of land situate, lying and being in Columbia County, Florida, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN AND MADE A PART HEREOF.

**Tax Identification Nos.: 31-4S-18-10519-007.**

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behalf of the Grantee forever.

Grantor represents and covenants that no part of the land, or of any adjacent land, constitutes her homestead under the constitution and statutes of the State of Florida.

This conveyance is made at the request of the Grantor and without the benefit of a title exam.

IN WITNESS WHEREOF, Grantor has set her hand the day and year first above written.

GRANTOR:

Signed, sealed and delivered  
in our presence:

[Signature]  
(Signature of Witness)

Jessica Langley  
Printed Name of Witness

[Signature]  
(Signature of Witness)

Marshall Davis  
Printed Name of Witness

[Signature]  
Mary Johnson

STATE OF Florida  
COUNTY OF Columbia

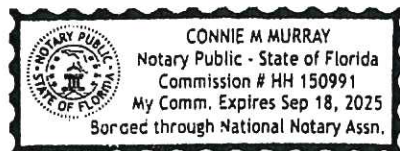
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 23 day of February, 2024 by Mary Johnson, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Signature of Notary Public)

Connie Murray  
Printed Name of Notary Public

My commission expires: 9/18/25

(Notary Seal)



**Exhibit "A"**

**The Land referred to herein below is situated in the County of COLUMBIA, State of Florida, and is described as follows:**

**TOWNSHIP 4 SOUTH, RANGE 18 EAST**

**SECTION 31: A part of the NE 1/4 of the SW 1/4 being more particularly described as follows: Commence at the NE corner of the SE 1/4 of said Section, and run N 89°30'30" W along the North line of said SE 1/4, 2690.05 feet to the NW corner of said SE 1/4; thence S 2°22'18" E along the West line of said SE 1/4 and along the East line of NE 1/4 of SW 1/4, a distance of 331.34 feet to the Point of Beginning, thence N 89°30'26" W, 1341.26 feet to the West line of NE 1/4 of SW 1/4 to a point on the East right-of-way line of High Falls Road; thence S 2°21'02" E along the West line of said NE 1/4 of SW 1/4 and along the East right-of-way line of High Falls Road, 314.86 feet; thence N 86°19'30" E, 1340.05 feet to the East line of said NE 1/4 of SW 1/4; thence N 2°22'18" W along the East line of said NE 1/4 of SW 1/4 a distance of 217.35 feet to the POINT OF BEGINNING. IN COLUMBIA COUNTY, FLORIDA.**

**Parcel No. 31-4S-18-10519-007**

This document prepared by/return to:

Richard L. Coleman  
Coleman Talley LLP  
109 S. Ashley Street  
Valdosta, Georgia 31601

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Permit No. \_\_\_\_\_

Tax Parcel No: 31-4S-18-10519-007

**NOTICE OF COMMENCEMENT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The undersigned hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: SE High Falls Rd, Lake City, FL 30325  
See Exhibit "A" attached hereto and incorporated herein
2. General Description of Improvements: Construction of Residential Home.
3. Owner Information:
  - a. Name and Address: Legendary Construction, Inc.  
354 Enterprise Drive, Valdosta, GA 31601
  - b. Interest in property: Fee Simple
  - c. Name and address of fee simple titleholder (if other than owner): N/A
4. Contractor:
  - a. Name and address: Chrismill Homes of Florida, Inc.  
354 Enterprise Drive, Valdosta, GA 31601
  - b. Phone Number: 229-249-0901
5. Surety:
  - a. Name and address: \_\_\_\_\_
  - b. Phone Number: \_\_\_\_\_
  - c. Amount of Bond: \_\_\_\_\_
6. Lenders:
  - a. Name and Address: Community Bank of Georgia, 700 W. Parker St., Baxley, GA 31513.
7. Persons within the state of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, Florida Statutes: N/A
8. In addition to themselves, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
  - a. Name and Address: Coleman Talley LLP, 109 S. Ashley Street, Valdosta, GA 31601,  
Attn: Richard L. Coleman

9. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified): \_\_\_\_\_.

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

LEGENDARY CONSTRUCTION, INC.,  
a Georgia Corporation

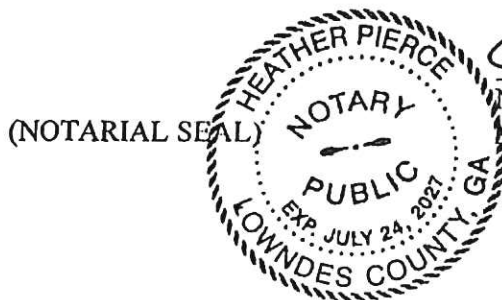
By: \_\_\_\_\_

Ernest Luvert Norton, III, President

LEGENDARY  
CONSTRUCTION, INC.  
2024

STATE OF GEORGIA  
COUNTY OF LOWNDES

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2024, by Ernest Luvert Norton, III, in his capacity as President of Legendary Construction, Inc., a Georgia corporation, and who (X) is personally known to me or ( ) has produced a driver license as identification.



Heather Pierce  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Ernest Luvert Norton, III  
Ernest Luvert Norton, III



## **EXHIBIT "A"**

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