

Sales Price: \$27,750.00
Doc Stamps: \$194.00

PREPARED BY & RETURN TO:

Name: Morgan Williams, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 25-04012

Parcel No.: 23-5S-15-00468-004

Inst: 202512009022 Date: 04/24/2025 Time: 8:22AM
Page 1 of 1 B: 1538 P: 1454, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 194.60

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23rd day of April, 2025, by PHYLLIS T. SHULL, hereinafter called the Grantor, to **ROBERT W. FORD and MEKAYLA M. FORD, HUSBAND AND WIFE**, whose post office address is 171 SW GRANDKIDS GLN. LAKE CITY, FL 32024, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

A PART OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 15 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID S.E. 1/4 AND RUN NORTH 0°30'41" WEST, ALONG THE WEST LINE THEREOF, 152.24 FEET; THENCE NORTH 88°18'18" EAST, 518.24 FEET; THENCE SOUTH 0°28'40" EAST, 159.69 FEET TO A POINT ON THE SOUTH LINE OF SAID S.E. 1/4; THENCE SOUTH 88°07'43" WEST, ALONG THE SOUTH LINE THEREOF, 518.05 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Morgan L. Williams

Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W. Duval St.
Lake City, FL 32055

Phyllis T. Shull

Name: PHYLLIS T. SHULL
Address: 252 SW FERNDAL PL., LAKE CITY, FL 32025

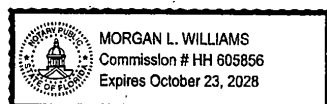
L.S.

[Signature]

Witness Signature
Printed Name: Stephan Fanning
Witness Address: 757 W. Duval St.
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of April, 2025, by PHYLLIS T. SHULL, who is personally known to me or who has produced Driver's License as identification.



Morgan L. Williams

Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10/23/28