

This Instrument Prepared By:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

ATT# 4-10843

CORPORATE WARRANTY DEED

Corporation to Individual

This Warranty Deed made this 24th day of June, 2021, By First Federal Bank, hereinafter called the grantor, to Sparks Construction & Design Inc a Florida Corporation, whose post office address is: 426 SW Commerce Dr., Suite 130, 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.

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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:

Pam Hitt

WITNESS

Stacy Campbell

PRINTED NAME

First Federal Bank

BY: *Pam Hitt*

Pam Hitt, as Senior Executive Vice President

Kathryn E. Baird

WITNESS

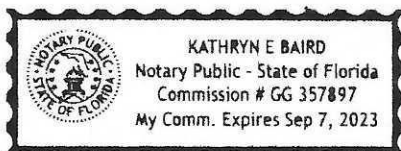
KATHRYN E. BAIRD

PRINTED NAME

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 24th day of June, 2021 by First Federal Bank personally known to me or, if not personally known to me, who produced _____ for identification and who did not take an oath.

(SEAL)



Kathryn E. Baird

NOTARY PUBLIC

My Commission Expires: 9-7-2023

Exhibit "A"

LOT 25, BLACKBERRY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PRRD BOOK 1, PAGE(S) 4 THROUGH 12, OF THE PUBLIC RECORDS OF
COLUMBIA COUNTY, FLORIDA.