

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12211

Inst: 202312007159 Date: 04/25/2023 Time: 8:25AM
Page 1 of 2 B: 1488 P: 2631, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 2450.00

Warranty Deed

This Warranty Deed is executed this 8 day of April, 2023 by Trevor Bradbourne and Norma P. Bradbourne, Husband and Wife, whose address is 4291 Allen Road, Stow, OH 44224, hereinafter called the grantor, to Judy Kay Wimsatt and Thomas Mark Wimsatt, Wife and Husband, whose address is 301 Northwest Cutler Glen, Lake City, FL 32055, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 5, Oak Meadow Plantation, Unit 2, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 44 and 45, of the Public Records of Columbia County, Florida

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness

Kelsey McKill
Printed Name


Witness

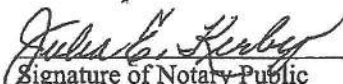
Jessica Stumty
Printed Name


Trevor Bradbourne


Norma P. Bradbourne

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 8 day of April, 2023, by Trevor Bradbourne and Norma P.
Bradbourne, Husband and Wife.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: ☒

Type of Identification

Produced: FLORIDA DRIVERS LICENSES



JULIA E. KIRBY
Residence - Summit County
Notary Public, State of Ohio
My Commission Expires 7/8/2023