

PREPARED BY & RETURN TO:

Name: JUDY HALL

Address: 273 NE HOWARD STREET LAKE CITY FL
32024

Parcel No.: 05277-000

Inst: 202112013435 Date: 07/08/2021 Time: 8:30AM
Page 1 of 2 B: 1441 P: 1971, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 7 day of April, 2021, by JUDY HALL FKA JUDY HALL PADGETT, A DIVORCED WOMAN, and SUSIE EVELYN MONTGOMERY and KIMBERLY ALLENE KEEN CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to JUDY HALL, SUSIE EVELYN MONTGOMERY, KIMBERLY ALLENE KEEN and DEBORAH KING JOHNS, as joint tenants with the right of survivorship, whose post office address is 273 NE HOWARD STREET, LAKE CITY FL 32024, hereinafter called the Grantee:

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 Grantee all that certain land situate in County of Columbia, State of Florida, viz:

LOTS 33 & 34, IN PINE NEEDLES ESTATE, A SUBDIVISION, ACCORDING TO A PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 2, PAGE 121, LAKE CITY, COLUMBIA COUNTY, FLORIDA

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.

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

SUBJECT TO TAXES FOR THE YEAR 2021 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 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 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, 2021.

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:

Chelsey Myers
Witness Signature
Printed Name: Chelsey Myers

Katie Rice
Witness Signature
Printed Name: Katie Rice

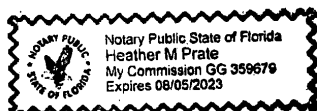
Judy Hall L.S.
Name: JUDY HALL FKA JUDY HALL PADGETT
Address: 273 NE HOWARD STREET LAKE CITY FL 32024

Kimberly Keen L.S.
Name: KIMBERLY ALLENE KEEN
Address:

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of April, 2021, by JUDY HALL FKA JUDY HALL PADGETT and KIMBERLY ALLENE KEEN, who is personally known to me or who has produced known as identification.

Heather M Prate
Signature of Notary
Printed Name: Heather Prate
My commission expires: 08-05-2023



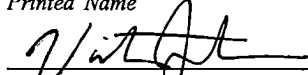
Signed, sealed and delivered in the presence of:



Witness Signature

THOMAS W PEARCE

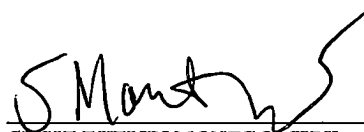
Printed Name



Witness Signature

TORI JOHNSON

Printed Name

 L.S.
SUSIE EVELYN MONTGOMERY
Address: 9727 TOUCHTON ROAD, APT. 1507,
JACKSONVILLE, FLORIDA 32246

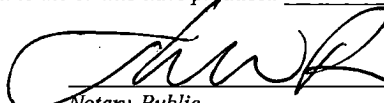
STATE OF FLORIDA
COUNTY OF DUVAL

TWP

The foregoing instrument was acknowledged before me this 23RD day of JUNE, 2021
SUSIE EVELYN MONTGOMERY, who are known to me or who have produced 2020, by
as identification.



THOMAS W PEARCE
Commission # GG 182469
Expires February 4, 2022
Bonded Thru Budget Notary Services


Notary Public
My commission expires 02-04-2022