

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-10472

Inst: 202112007639 Date: 04/21/2021 Time: 3:07PM
Page 1 of 3 B: 1435 P: 1602, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 224.00

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 26th day of March, 2021, by James A. Wells and Carolyn D. Wells, Husband and Wife, hereinafter called the grantor, to Lance Wade Drawdy and his wife, Kelsee Alexa Drawdy, whose address is: 138 SW Ivy Gln, 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 Hereof.

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:

Mary McRae
Witness:

Mary McRae
Printed Name:

Syrena Philpot
Witness:

Syrena Philpot
Printed Name:

James A. Wells
James A. Wells

Carolyn D. Wells
Carolyn D. Wells

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of March, 2021 by James A. Wells and Carolyn D. Wells, Husband and Wife personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marilyn Thomas
Notary Public



Jessica Marilyn Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024

EXHIBIT "A"

Lot 74, Oaks of Lake City, Phase 2, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 40 through 44, of the Public Records of Columbia County, Florida.