

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

Inst: 201812018324 Date: 08/31/2018 Time: 4:34PM
Page 1 of 2 B: 1367 P: 2660, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy Clerk Doc Stamp-Deed: 0.70

ATT# 4-8471

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 14th day of August, 2018, By Venelean B. Simpkins, hereinafter called the grantor, to Leo Brooks and His Wife, Robbie Brooks whose post office address is: 14115 Abaco Isle Dr., Orlando, FL 32824 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.

The Lands Described in Exhibit "A" is not the Homestead, nor has it ever been the Homestead of the Grantor, who in fact resides at: 481 West 34th Street, Riviera Beach, FL 33404.

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:

[Signature]
Witness:

Esther Gonzalez
Printed Name:

Venelean B. Simpkins
Venelean B. Simpkins

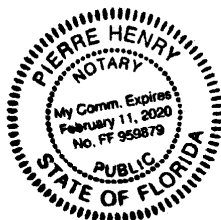
[Signature]
Witness:

Zagran
Printed Name:

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14th day of August, 2018, by VENELEAN B. SIMPKINS personally known to me or, if not personally known to me, who produced (FL) Driver License for identification and who did not take an oath.

(Notary Seal)



[Signature]
Notary Public

ATT# 8471

Exhibit "A"

Commence at the Southwest corner of the North 1/2 of the Northwest 1/4 of the South 1/4 of Section 10, Township 6 South, Range 16 East, Columbia County, Florida and run N. 89°37'56" E. along the South line of said North 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 50.00 feet to a point on the Easterly right-of-way line of State Road No. 47; thence N. 00°20'30" W. along said Easterly right-of-way line 305.00 feet to the Northwest corner of a 2.00 acre parcel of land (lands of Walter J. Enman) and the Point of Beginning; thence N. 89°37'56" E. along the North line of said parcel of land and its Easterly extension 702.58 feet; thence N. 00°20'30" W. 310.00 feet; thence S. 89°37'56" W. 702.58 feet to a point on the Easterly right-of-way line of State Rd. No. 47; thence S. 00°20'30" E. along said Easterly right-of-way line 310.00 feet to the Point of Beginning.