

BSG/lss
1132.01-19-004
2/6/2019

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorneys at Law
285 NE Hernando Avenue
Lake City, Florida 32055

The preparer of this instrument has performed
no title examination nor has the preparer issued
any title insurance or furnished any opinion
regarding the title, existence of liens, the
quantity of lands included, or the location of
the boundaries. The names, addressees, tax
identification numbers and legal description
were furnished by the parties to this instrument.

REC.	<i>*27-00</i>
DOC.	<i>9</i>
INT.	<i>9</i>
INDEX	<i>9</i>
CONSIDERATION	<i>For and affection</i>

Inst: 201912003948 Date: 02/19/2019 Time: 1:08PM
Page 1 of 3 B: 1378 P: 1489, P.DeWitt Cason, Clerk of Court
Columbia, County. By: BD
Deputy Clerk

WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this 15th
day of Feb, 2019, by MADISON ROSS TERRY, a married person, joined by
his spouse, SANDRA ANN TERRY, whose mailing address is 372 SW Terry Terrace, Lake
City, Florida 32024 (herein "Grantor") to MADISON ROSS TERRY and SANDRA ANN
TERRY, husband and wife, whose mailing address is 372 SW Terry Terrace, Lake City,
Florida 32024, for a life estate, without any liability for waste, and the remainder to I. C.
TERRY FARMS, INC., a Florida corporation, whose mailing address is 112 SW Terry
Terrace, Lake City, Florida 32024 (herein "Grantees");

WITNESSETH:

That Grantor, for and in consideration of love and affection, hereby grants, aliens,
remises, releases, conveys and confirms unto Grantees, all that certain land situate in
Columbia County, Florida, viz:

COMMENCE at the Northeast corner of Section 2, Township 5 South, Range 15
East, Columbia County, Florida, and run S 01°43'56" E, along the East line of said
Section 2 a distance of 1249.68 feet to the POINT OF BEGINNING; thence
continue S 01°43'56" E still along said East line 466.70 feet; thence S 88°16'04" W
perpendicular to said East line of Section 2 a distance of 466.69 feet; thence N
01°43'56" W parallel to said East line of Section 2 a distance of 466.70 feet; thence
N 88°16'04" E perpendicular to said East line of Section 2 a distance of 466.69 feet
to the POINT OF BEGINNING. Containing 5.00 acres, more or less.

SUBJECT TO that part within the maintained right-of-way of a County maintained road across the Easterly side thereof.

This deed is given subject to easements, restrictions, reservations and limitations, of record, if any, and land use and zoning rules and regulations.


Parcel Number: 02-5S-15-00426-001

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

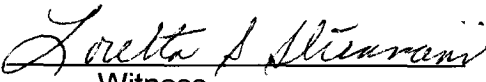
AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness

Delores B. Brannen
(Print/type name)


Witness
Loretta S. Steinmann

(Print/type name)
Witnesses as to Grantor

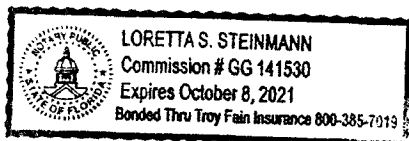
 (SEAL)
MADISON ROSS TERRY

 (SEAL)
SANDRA ANN TERRY

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of February, 2019, by MADISON ROSS TERRY and SANDRA ANN TERRY, his wife, who are personally known to me, or who produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

(Print/type name)

My Commission Expires: