

ATS#14141

WARRANTY DEED

This Warranty Deed made the 31st day of August, A.D. 2004 by

Timothy R. Vonderfecht, and his wife, Charlene L. Vonderfecht
hereinafter called the grantor, to

Darnell L. Hammond and Christine Tillman
Whose address is: 123 Minnie Glen, Lake City, FL 32025

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

Lot 1, of Applewood Subdivision, according to the plat thereof, recorded in Plat Book 5, Page 97, Public Records of Columbia County, Florida

Together with all the 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 December 31, 2003.

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:

Rhonda B. Green
Witness *Rhonda B. Green*

*Timothy R. Vonderfecht by
Charlene L. Vonderfecht as his Attorney in Fact*
Timothy R. Vonderfecht by Charlene L.
Vonderfecht, as his Attorney in Fact

Shirley J. Gray
Witness *Shirley J. Gray*

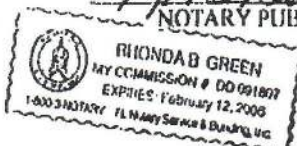
Charlene L. Vonderfecht
Charlene L. Vonderfecht

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Timothy R. Vonderfecht by Charlene L. Vonderfecht, as his Attorney in Fact and his wife, Charlene L. Vonderfecht, individually, known to me personally and/or who produced identification and who executed before me the foregoing deed and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of August, 2004.

(seal)



Inst:2004020355 Date:09/02/2004 Time:12:02

Doc Stamp-Deed : 819.00

MLK DC, P. DeWitt Cason, Columbia County B:1025 P:472