

Prepared by and return to:  
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Inst: 202112017973 Date: 09/03/2021 Time: 1:48PM  
Page 1 of 5 B: 1446 P: 1748, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 0.70

PIN: 31-7S-17-10070-106

## Quit Claim Deed

This Quit Claim Deed made this September 2, 2021 between STEVE KELLER, grantor, and STEVE KELLER and JUANITA SINGLETON, grantees, as tenants-in-common:

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantees, and grantees' heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida to-wit:

SEE ATTACHMENT A

*(No title search has been prepared, legal description provided by grantor, therefore title is not warranted by preparer.*

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantees forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand the day and year first above written.

Signed, sealed and delivered in our presence:

E. Barbara Baris  
Witness

E. Barbara Baris  
Printed Name

[Signature]  
Witness

Joseph L. Mannikko  
Printed Name

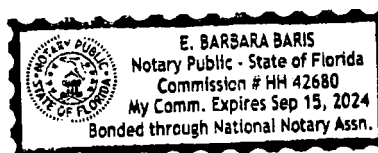
Steve Keller  
Steve Keller, Grantor

STATE OF FLORIDA  
COUNTY OF COLUMBIA

THE FOREGOING INSTRUMENT was acknowledged before me under oath on September 2, 2021 by Steve Keller, who

- ☒ is personally known to me  
☐ has produced as identification

E. Barbara Baris  
Signature of Notary Public



## LEGAL DESCRIPTION

### EXHIBIT A

#### PARCEL 1:

A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID SECTION 31 AND RUN THENCE N 87 DEGREES 14' 55" E, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 690.12 FEET; THENCE S 01 DEGREE 41' 10" E, A DISTANCE OF 638.72 FEET; THENCE S 88 DEGREES 18' 50" W, A DISTANCE OF 690.00 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE N 01 DEGREE 41' 10" W, ALONG SAID WEST LINE A DISTANCE OF 625.89 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. A/K/A LOT 6, BLUEBIRD LANDING, AN UNRECORDED SUBDIVISION.

AND

#### PARCEL 2:

A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 31 AND RUN THENCE N 87 DEGREES 14' 55" E, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 690.12 FEET; THENCE S 01 DEGREE 41' 10" E, A DISTANCE OF 638.72 FEET TO THE POINT OF BEGINNING; THENCE S 01 DEGREE 41' 10" E, A DISTANCE OF 565.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 10' 34", A TANGENT LENGTH OF 33.78 FEET, A CHORD BEARING OF S 11 DEGREES 16' 27" E AND A CHORD LENGTH OF 66.62 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 66.94 FEET TO THE END OF SAID CURVE; THENCE S 88 DEGREES 18' 50" W, A DISTANCE OF 701.10 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE N 01 DEGREE 41' 10" W, ALONG SAID WEST LINE A DISTANCE OF 631.60 FEET; THENCE N 88 DEGREES 18' 50" E, A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. A/K/A LOT 7, BLUEBIRD LANDING, AN UNRECORDED SUBDIVISION.

#### BOTH PARCELS TOGETHER WITH:

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S. 87°14'55" W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S. 01°47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55°09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S. 29°22'22"E., AND A CHORD LENGTH OF 212.95 FEET ; THENCE ALONG

THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72°58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S. 20°27'35" E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S. 16°01'48" W., A DISTANCE OF 282.20 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°57'20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S. 07°33'06" W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S. 00°55'34" E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09°29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S. 05°40'09" E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S. 10°24'44" E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S. 02°47'03" E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S. 04°50'37" W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S. 04°50'37" W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S. 07°50'32" E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S. 20°31'41" E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S. 10°34'21" E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S. 00°37'02" E., A DISTANCE OF 172.66 FEET TO A POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S. 00°37'02" E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47°58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S. 23°22'27" W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S. 47°21'56" W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S. 18°04'19" W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S. 11°13'17" E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43°09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S. 10°21'33" W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S. 31°56'23" W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°59'20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S. 25°26'43" W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG

THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N. 81°32'45" E., A DISTANCE OF 701.09 FEET; THENCE N. 87°14'29" E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT AFOREMENTIONED POINT "B", AND RUN THENCE S. 84°04'22" W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N. 81°11'11" W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N. 66°26'45" W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26°53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N. 79°53'33" W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S. 86°39'38" W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E": THENCE N. 44°18'47" W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42°37'37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N. 22°59'59" W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N. 01°41'10" W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE: THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S. 44°18'47" E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S. 23°02'04" E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S. 01°45'20" E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N. 85°13'54" E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N. 78°18'07" E., AND A CHORD LENGTH OF 72.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N. 71°22'21" E., A DISTANCE OF 354.70 FEET; THENCE N. 77°56'34" E., 62.17 FEET; THENCE S. 66°25'47" E., A DISTANCE OF 207.86 FEET; THENCE S. 89°03'47" E., 142.06 FEET; THENCE N. 87°13'37" E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71°02'57" W., A DISTANCE OF 6.24 FEET; THENCE S. 19°16'58" W., A DISTANCE OF 21.70 FEET; THENCE S. 72°18'51" E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20°27'26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S. 82°32'34" E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET; THENCE N. 87°13'43" E.,

**A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.**

**ALSO:**

**AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71°02'57" W., A DISTANCE OF 26.24 FEET; THENCE S. 19°16'56" W., A DISTANCE OF 1823.87 FEET; THENCE S. 70°43'02" E., A DISTANCE OF 64.05 FEET; THENCE N. 27°25'42" E., A DISTANCE OF 40.56 FEET; THENCE N. 18°54'40" E., A DISTANCE OF 631.89 FEET; THENCE N. 70°43'02" W., A DISTANCE OF 25.70 FEET; THENCE N. 19°16'58" E., A DISTANCE OF 1152.07 FEET; THENCE N. 71°02'57" W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.**