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Prepared by and return to:

Law office of Dana Edmisten Hill
230 Court Street, S.E.
Live Oak, FL 32064
386-362-1900
File Number: 11-288

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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1220 P: 1693

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Warranty Deed

This Warranty Deed made this 25 day of August, 2011 between Bullard-Denune Investment Co, a Florida corporation, whose post office address is P. O. Box 1733, Lake City, FL 32056, grantor, and Keith A. Miller and Tamela M. Miller, husband and wife, whose post office address is 1606 Northglen Circle, Middleburg, FL 32068, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of Sixty-nine Thousand Nine Hundred Ninety-Five and 00/100 Dollars (\$69,995.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot 29, INDIAN RIDGE, PHASE TWO, a subdivision according to the map or plat thereof as recorded in Plat Book 9, Pages 80-83, public records, Columbia County, Florida.

Parcel Identification Number: R01809-129

N. B. This conveyance has been approved by the members of the Grantor corporation at a duly called meeting of the voting members of the corporation on April 25, 2011.

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any. Further subject to all matters contained on the Plat of INDIAN RIDGE, PHASE TWO, as recorded in Plat Book 9, Pages 80-83; and Declaration of restrictions dated October 13, 2008 as recorded in Official Records Book 1162, Page 799, public records, 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, 2010.

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

Signed, sealed and delivered in our presence:

Holly C Hanover
Witness Name: Holly C Hanover

Bullard-Denune Investment Co., a Florida corporation

By: Audrey S. Bullard
Audrey S. Bullard, President

(Corporate Seal)

Ruby R. Middleton
Witness Name: Ruby R. Middleton

State of Florida
County of Columbia

The foregoing instrument was sworn to and subscribed before me this 25 day of August, 2011 by Audrey S. Bullard, President of Bullard-Denune Investment Co, a Florida corporation, on behalf of the corporation, and she is personally known to me.

[Notary Seal]



Holly C Hanover
Notary Public

Printed Name: Holly C Hanover

My Commission Expires: 5/18/14