

WARRANTY DEED

This Warranty Deed made and executed the 1st day of September A.D. 2003, by Suzanne D. Adams, a single woman not residing on the property described herein, hereinafter called the grantor, to Bonnie L. Philpot, whose post office address is Rt. 3 Box 27206, Lake City, FL 32025, 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 the 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 situated in Columbia County, Florida, viz:

S 1/2 PARCEL D ALDINE FEAGLE PROPERTY
TOWNSHIP 5 SOUTH, RANGE 17 EAST

Section 11 S 1/2 of E 1/2 of E 1/2 of NW 1/4 of SW 1/4, subject to County Road right-of-way along the South side thereof, and subject to Power Line Easement. Also subject to Restrictions recorded in O.R. Book 849, Pages 2412-2417 Grantor reserves a perpetual non-exclusive Ingress-Egress Easement over and across the West 15 feet of the foregoing described lands.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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, 1997.

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:

Nanci Nettles
Signature of witness
Nanci Nettles

Suzanne D. Adams
L.S.
Suzanne D. Adams

Andrew J. Dicks
Signature of witness
Andrew J. Dicks

State of Florida
County of Columbia

Inst: 2003026558 Date: 12/12/2003 Time: 10:44
Doc Stamp-Deed : 189.00
DICK DC, P. Dewitt Cason, Columbia County B:1001 P:2798

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Suzanne D. Adams, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and she acknowledged before me that she executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of September A.D. 2003



Nanci Nettles
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056