

Prepared by:
Elaine R. Davis/Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-641

Inst: 201712004625 Date: 03/13/2017 Time: 3:45PM
Page 1 of 1 B: 1332 P: 1925, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

Corrective Warranty Deed

Made this 8th day of March, 2017 A.D.

By **LESLIE G. WALLER and BILLIE SUE WALLER, husband and wife**, whose address is 5941 S. US Hwy 441, Lake City, Florida 32025, hereinafter called the grantor,

to **MARK D. SCHNEIDERS and KIMBERLY SCHNEIDERS, husband and wife**, whose post office address is: 171 SE Schneiders Glen, Lake City, Florida 32025, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 situate in Columbia County, Florida, viz:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 28: Commence at the intersection of the South line of the North ½ of the NE¼ of the SE¼ of Section 28, Township 4 South, Range 17 East, Columbia County, Florida and the Easterly right of way line of US Highway No. 41 and thence run North 29° 57' 05" West, along said right of way line, 818.76 feet to the Point of Beginning; thence continue North 29° 57' 05" West, 123.63 feet; thence North 65° 39' 43" East, 179.50 feet; thence South 29° 50' 49" East, 120.21 feet; thence South 64° 34' 27" West, 179.20 feet to the Point of Beginning. **IN COLUMBIA COUNTY, FLORIDA.**

Parcel ID Number: 08825-003

N.B. THIS CORRECTIVE WARRANTY DEED IS GIVEN BY GRANTOR TO GRANTEE TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED DATED DECEMBER 29, 2016, RECORDED IN OFFICIAL RECORDS BOOK 1328, PAGE 599, 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, 2016.

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:

Nicole A. Moore
Witness Printed Name Nicole A. Moore

Debbie G. Moore
Witness Printed Name Debbie G. Moore

Leslie G. Waller (Seal)
LESLIE G. WALLER
Address: 5941 S. US Hwy 441, Lake City, FL 32025

Billie Sue Waller (Seal)
BILLIE SUE WALLER

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 8th day of March, 2017, by **LESLIE G. WALLER and BILLIE SUE WALLER, husband and wife**, who is/are personally known to me or who has produced FL DRIVERS' LICENSES as identification.



Debbie G. Moore
Notary Public
Print Name: _____
My Commission Expires: _____