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BSG:lss
8560.01-21-037
3/12/2021

REC. 27.00
DOC. 694.40
INT. 0
INDEX 0
CONSIDERATION 99,200.00

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

Inst: 202112005252 Date: 03/24/2021 Time: 1:34PM
Page 1 of 3 B: 1433 P: 448, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 694.40

This document was prepared with a property description furnished to the preparer, and without any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

WARRANTY DEED

THIS WARRANTY DEED made this 17 day of March, 2021, by the
ALEX AND BLONDINA STEVENS FAMILY, LLC., a Florida limited liability, company,
whose mailing address is 5159 Southwest State Road 247, Lake City, Florida 32024,
hereinafter called the Grantor, to SHAYNE FOOTE and JAMIE FOOTE, husband and wife,
whose mailing address is 4812 SW State Road 247, Lake City, Florida 32024, hereinafter
called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 21, Township
4 South, Range 16 East, Columbia County, Florida, and run thence N 89°46'41" E,
2045.75 feet; thence S 15°30'27" W, 31.10 feet to the Point of Beginning; thence
S 74°06'08" E. 210.66 feet; then S 15°03'24 W. 209.00 feet; thence N 74°06'32"
W, 212.30 feet; thence N 15°30'27" E, 209.01 feet to the Point of Beginning.

TOGETHER WITH a 40.00 foot easement for ingress and egress being more particularly described as follows: Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 21, Township 4 South, Range 16 East, Columbia County, Florida, and run thence N 89°46'41" E, 2045.75 feet; thence S 15°30'27" W, 31.10 feet; thence S 74°06'08" E, 210.66 feet; thence S 15°03'24" W, 209.00 feet to the Point of Beginning; thence S 15°03'24" W, 67.03 feet; thence S 16°56'42" E, 45.41 feet; thence S 48°48'35" E, 212.30 feet; thence S 41°44'52" W, 40.00 feet; N 48°48'35" W., 223.33 feet; thence N 16°56'42" W, 67.94 feet; thence N 14°55'10" E, 79.39 feet; thence S 74°06'32" E, 40.00 feet to the Point of Beginning.

A portion of Tax Parcel Number 21-4S-16-03085-000

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

The above described property was the homestead of Blondina M. Stevens, deceased, who was the grandmother of Grantee, Jamie Foote, who is the daughter of Brantley Stevens, a son of Blondina M. Stevens.

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, 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:

ALEX AND BLONDINA STEVENS
FAMILY, LLC.

Bonnie S. Green

Witness
BONNIE S. GREEN

(Print/type name)

Loretta S. Steinmann

Witness
Loretta S. Steinmann

(Print/type name)

By:

Alex H. Stevens, Jr.

ALEX H. STEVENS, JR.
Manager

By:

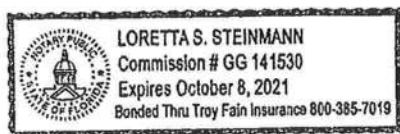
Lisa S. Brinkley

LISA S. BRINKLEY
Manager

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 17 day of March, 2021, by ALEX H. STEVENS, JR., and LISA S. BRINKLEY, as Managers of the ALEX AND BLONDINA STEVENS FAMILY, LLC., a Florida limited liability company, for and on behalf of said Company, who are personally known to me or produced as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: