

Inst: 202112019911 Date: 09/30/2021 Time: 3:31PM  
Page 1 of 3 B: 1448 P: 2154, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 378.00

Prepared by & return to:  
DONNA FORD  
985 SW HARTFORD WAY  
Lake City, FL 32024

SPECIAL WARRANTY DEED  
Consideration: 54,000  
Doc Stamps: 378.00  
Rec: 27.00

Property Appraisers Parcel ID Numbers(s)

**26-5S-15-00480-010**

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*This Special Warranty Deed*, Made and executed the 15<sup>th</sup> Day of SEPTEMBER, 2021, by **DONNA M. FORD, the unmarried widow of ROBERT W. FORD**, whose address is **985 SW Hartford Way, Lake City, FL 32024**, hereinafter called the grantor, to **ADAM FORD AND KHRISTIAN FORD, HUSBAND AND WIFE**, whose post office address is **123 SW GRAND KID GLEN, LAKE CITY, FL 32024**, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural., and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in **COLUMBIA County**, State of Florida, viz:

**SEE EXHIBIT A ATTACHED AND MADE A PART HEREOF**  
**PARCEL ID: 26-5S-15-00480-010**

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. SUBJECT TO road rights of way and utility easements, if any.

This deed is given to and accepted by Grantee subject to the following:

The public records do not show any legal right of access to or from the land, and, by reason thereof, Grantor does not warranty any right of access to and from the property.

IMPROVEMENTS, IF ANY, SOLD IN AS-IS CONDITION WITH NO WARRANTIES OR GUARANTEES.

The land described herein is not the homestead of the grantor, and neither the grantor nor the grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

**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 does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other. GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

**In Witness Whereof**, the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Connie B. Roberts  
Witness Signature  
Connie B. Roberts  
Printed Name

Holly C. Hanover  
Witness Signature  
Holly C. Hanover  
Printed Name

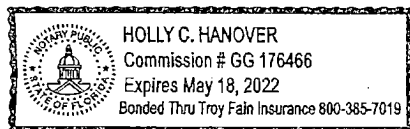
Donna M. Ford  
Grantor Signature  
Donna M. Ford  
Printed Name

985 SW Hartford Way, Lake City, FL 32024  
Grantor's Post Office Address

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by physical presence this 15th day of September, 2021, by DONNA M. FORD, who is personally known to me and who did not take an oath.

(Notarial Seal)



Holly C. Hanover  
Notary Signature  
Printed Name: Holly C. Hanover  
Notary Public, State of Florida  
My Commission Expires: 5-18-22

## EXHIBIT A

### Parcel 5:

A part of the NE 1/4 of Section 26, Township 5 South, Range 15 East, Columbia County, Florida, more particularly described as follows: Commence at the Northwest corner of said NE 1/4 and run S.0°28'20"E. along the West line thereof, 500.92 feet for a Point of Beginning; thence N.89°06'35"E., 1322.27 feet to a point on the East line of the NW 1/4 of said NE 1/4, said point being also the West line of lands described in Official Records Book 365, Page 705 of the public records of Columbia County, Florida; thence S.0°27'09"E. along the East line thereof, said line also being the West line of lands described in Official Records Book 365, Page 705 of the public records of Columbia County, Florida, 461.68 feet; thence S.89°07'44"W., along the North line of lands described in Official Records Book 783, Page 1233 of said public records, 487.30 feet; thence N.0°30'51"W., 208.68 feet; thence S.89°06'35"W., still along said North line, 834.66 feet to a point on the West line of said NE 1/4; thence N.0°28'20"W., along West line thereof, 252.83 feet to the Point of Beginning. Columbia County, Florida.