

Prepared by and return to:

Lizete M. Raiford

Community Title, LLC
175 NW 138th Ter., Ste. 100
Newberry, FL 32669
352-331-0817
File Number: CT-20-1444
Will Call No.:

Parcel Identification No. 33-4S-16-03265-301

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 19th day of November, 2020 between **Willie G Cunningham and Doris Cunningham**, husband and wife whose post office address is 4400 31st St S, Saint Petersburg, FL 33712 of the County of Pinellas, State of Florida, grantor*, and **Barbara Cox** whose post office address is 148 E 1st Ln, Greenville, FL 32331 of the County of Madison, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 1, Donovan Woodlands, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 23, of the Public Records of Columbia County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

John Everett
John Everett
Witness Name: _____

Frederic Roete
Witness Name: Frederic Roete

Willie G Cunningham
Willie G Cunningham

Doris Cunningham
Doris Cunningham

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 11th day of November, 2020 by Willie G Cunningham and Doris Cunningham, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Patricia Casala
Notary Public
Printed Name: PATRICIA CASALA
My Commission Expires: 7-1-23