

BSG:lss  
8560.01-21-126  
9/8/2021

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

The preparer of this instrument has not been  
provided with a survey to show the  
quantity of lands included, or the location of  
the boundaries and has prepared this  
document without the benefit of a survey.

REC. \$ 27.00  
DOC. \$ 234.50  
INT. \$  
INDEX \$  
CONSIDERATION \$ 33,500.00

Inst: 202112019079 Date: 09/21/2021 Time: 3:28PM  
Page 1 of 3 B: 1447 P: 2378, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 234.50

### WARRANTY DEED

THIS WARRANTY DEED made this 15 day of September, 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 WALTER I. GRAHAM and DENISE L. GRAHAM,  
husband and wife, whose mailing address is 723 SW Sisters Welcome Road, Lake City,  
Florida 32025, 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:

Lot 15, FOREST COUNTRY 6th ADDITION, a subdivision according to plat thereof,  
recorded in Plat Book 9, Pages 66-67, public records of Columbia County, Florida.

Parcel Number: 22-4S-16-03087-115.

This deed is given subject to the following:

1. Declaration of Protective Covenants, Conditions, Restrictions and Easements for Forest Country 6<sup>th</sup> Addition recorded in Official Records Book 1160, Page 758, public records of Columbia County, Florida.
2. The provisions and requirements of The Homeowners Association of Forest Country 6<sup>th</sup> Addition, Inc., a Florida not-for-profit corporation, copy of which is recorded in Official Records Book 1160, Page 747, public records of Columbia County, Florida, which requires Grantee to be a member thereof and be subject to the payment of dues and assessments provided for therein.
3. Easement granted to Clay Electric Cooperative, Inc., by instrument recorded in Book 1137, Page 1679 and refiled in Book 1148, Page 2022, public records of Columbia County, Florida.
4. Maintenance and Repair Agreement for Subdivision Improvements filed April 18, 2008, in Book 1148, Page 1235, public records of Columbia County, Florida.
5. All reservations, easements, and limitations of record, including all restrictions, reservations, easements and limitations shown on and provided for in the plat enumerated herein, land use and zoning ordinances, rules and regulations.

Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by them or any member of their family as their homestead.

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:

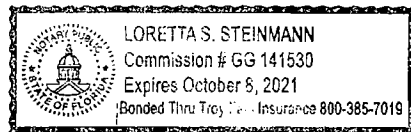
Lisa S. Brinkley  
LISA S. BRINKLEY

Manager

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or ☐ online notarization this 15 day of September, 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: