

This instrument prepared by and when recorded return to:

Lloyd E. Peterson, Jr., Esq.
905 SW Baya Drive
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands, included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Parcel ID#: 36-4S-17-09045-000 & 25-4S-17-08735-000

Inst: 201812007917 Date: 04/23/2018 Time: 1:11PM
Page 1 of 3 B: 1358 P: 841, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy ClerkDoc Stamp-Deed: 0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED
(Enhanced Life Estate with Fee Simple Remainder)

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: **BERTIE D. PURSLEY, an unmarried widow,**
5945 CR 245, Lake City, Florida 32025.

N.B.: The property is and remains the homestead property of BERTIE D. PURSLEY. The 100% ownership was to Grantor upon the death of her spouse Roger C. Pursley. See Certified Death Certificate recorded in Official Records at Book 1181, Page 971 of the public records of Columbia County, Florida.

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantee" name and address is: **BERTIE D. PURSLEY, a single woman,** 5945 CR 245, Lake City, Florida 32024.

"Remainderman Grantee" name and address are: **ROGER PRESTON PURSLEY, Individually,** 2937 N. Settlers Blvd., Tallahassee, Florida 32303.

N.B.: Remainderman Grantee are an adult child and grandchildren of Grantor.

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and

permitted.

4. CONVEYANCE OF REAL PROPERTY

The Grantor, for and in consideration of the sum of \$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, conveyed, and sold to the said Grantee **BERTIE D. PURSLEY**, without liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainder man, and with full power and authority to retain any and all proceeds generated thereby, **and the remainder to ROGER PRESTON PURSLEY**, the following described property in **COLUMBIA** County, Florida:

The North-half (N 1/2) of the Northwest quarter (NW 1/4) of Section 36, Township 4 South, Range 17 East, containing 80 acres.

ALSO

The South-half (S 1/2) of the Southwest quarter (SW 1/4) of Section 25, Township 4 South, Range 17 East, containing 80 acres, LESS AND EXCEPT all that portion of the S½ of S½ lying West of the following described line: Commence at the SW corner of Section 25, marked by a railroad spike found in County Road 245, and run N 86°31'28" E, 2540.3 feet to Point of Beginning of the line; run N 02°36'04" E, 1326.24 feet to the North line of the S½ of S½ of said Section and the Point of Termination of the line. All as shown on survey prepared by Lauren E. Britt Surveying, Job #L8991, Field Book 184 Page 64, dated October 23, 1997, a copy of a portion of which is attached to deed recorded at Book 881, Page 2228 of the Public Records of Columbia County, Florida.

Grantor (that is also Life Estate Grantee) reserves unto himself/herself, for and during his/her lifetime, a) the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, b) the full power and authority the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to aforementioned premises, by gift, sale, or otherwise, with or without consideration, without joinder of the remainderman, so as to terminate the interest of the Grantee(both Life Estate Grantee and Remainderman Grantee), as Grantor in his/her sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon his/her death, and c) the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Remainderman Grantee shall hold a remainder interest in the property described herein and upon the death of the Life Estate Grantor, if the property described herein has not been previously

disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee **ROGER PRESTON PURSLEY**, subject to such liens and encumbrances as may exist at that time.

TOGETHER WITH all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), privileges, easements (right to use land of another), and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

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.

IN WITNESS WHEREOF, Grantor has executed this deed on April 19, 2018.
Signed, sealed and delivered
in the presence of:

Kimberly Davis
Signature of Witness #1
Print Name: KIMBERLY DAVIS

Bertie D. Pursley
BERTIE D. PURSLEY
5945 CR 245
Lake City, FL. 32025

Dorothy Daniels
Signature of Witness #2
Print Name: DOROTHY DANIELS

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on April 19, 2018, before me personally appeared BERTIE D. PURSLEY, who is personally known or produced a Florida Driver's License as identification, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

(NOTORIAL SEAL)

Sandra H. Peterson
Notary Public - State of Florida

Print Name:

Commission Expires:

