

**Prepared by:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

Inst: 202112006002 Date: 03/31/2021 Time: 4:39PM  
Page 1 of 3 B: 1433 P: 2467, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 1505.00

4-10481

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 31st day of March, 2021, by Alan Chris McClellan and Silva Darlene McClellan, hereinafter called the grantor, to David A. Todd and his wife, Patricia Schroeder Todd whose address is: 202 SW Royal Ct, Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witneseth: That the grantor, for and in consideration of the sum of \$10.00 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:

**Lot 4, Kensington, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 193 and 194, of the Public Records of Columbia County, Florida.**

**The above described property is not, nor has it ever been, the homestead of the Grantors.**

TOGETHER with all 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 the prior year.

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

Signed, sealed and delivered in our presence:

Amende Cole  
Witness:  
Amende Cole  
Printed Name:

[Signature]  
Alan Chris McClellan

[Signature]  
Witness:  
Deborah L DIXON  
Printed Name:

[Redacted Signature]

STATE OF GA  
COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of March, 2021 by Alan Chris McClellan and ~~Silva Darlene McClellan~~, personally known to me or, if not personally known to me, who produced Drivers license as identification.


(Notary Seal)



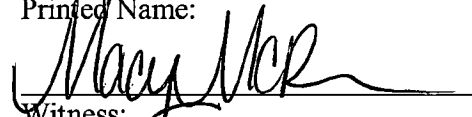
[Signature]  
Notary Public


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

Signed, sealed and delivered in our presence:

  
Witness: Henry Shalkan

Printed Name:

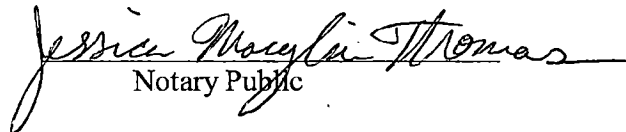
  
Witness: Macy McRae  
Printed Name:

  
Silva Darlene McClellan

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of March, 2021 by Silva Darlene McClellan, personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

  
Notary Public



Jessica Marilyn Thomas  
Notary Public  
State of Florida  
Comm# HH006283  
Expires 6/3/2024