


REC 2700
DOC 170

**THIS INSTRUMENT PREPARED BY
AND RETURN TO::**

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

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.


Inst: 201612003182 Date: 2/23/2016 Time: 3:12 PM
Doc Stamp-Deed: 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1310 P: 286

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 23rd day of February, 2016, between **LEROY FEAGLE** and his wife, **SHARON L. FEAGLE**, whose mailing address is 423 SW Cannon Creek Drive, Lake City, Florida 32024, (herein Grantors), and **THOMAS LEROY FEAGLE**, whose mailing address is 4200 Netherfield Lane, Valdosta, Georgia 31602, and **KEITH JEREMY FEAGLE**, whose mailing address is 5085 SW 47th Loop, Lake Butler, Florida 32054, as tenants in common (each as to an undivided one-half interest), (herein Grantees).

The terms Grantors and Grantees shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders; the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in Columbia County, Florida:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 24, Township 4 South, Range 16 East, Columbia County, Florida, and run N 86°29'46" E along the South line of SW 1/4 of NE 1/4 a distance of 240.02 feet; thence N 1°22'55" W 30.02 feet to an iron pipe on the North line of a County Grade and the **POINT OF BEGINNING**; thence continue N 1°22'55" W 224.00 feet to an iron pipe; thence N 86°29'46" E 210.00 feet; thence S 1°22'55" E 224.00 feet to the North line, said County Grade; thence S 86°29'46" W along said North line 210.00 feet to the **POINT OF BEGINNING**.

SUBJECT TO a prior reservation of one-half of the oil, gas and other minerals as recorded in Deed Book 39, Page 581, public records, Columbia County, Florida.

Tax Parcel No.: 24-4S-15-03103-002

Grantors reserve unto themselves, for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantors further reserve unto themselves, for and during their lifetime, 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 the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interest of the Grantees, as Grantors in their sole and absolute discretion shall decide, except that Grantors shall not have the right to dispose of the property by devise upon their death.

Grantors further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantees may possess under this deed. Grantees shall hold a remainder interest in the property described herein and upon the death of the last to die of Grantors, if the property described herein has not been previously disposed of prior to Grantors' death, all right and title to the property remaining shall fully vest in Grantees, subject to such liens and encumbrances as may exist at that time. Grantors shall have no liability for waste. Grantors shall have full power and authority to dispose of the property during Grantors' lifetime, without joinder of the remainder holder, and Grantors shall have full power to retain all proceeds generated by any disposition of the property during Grantors' lifetime.

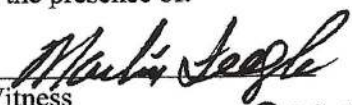
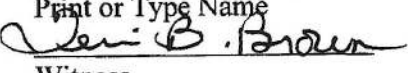
SUBJECT TO easements and restrictions of record and taxes.

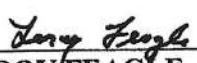

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances thereto belonging or in any way appertaining to the said property.

Grantors hereby covenant with said Grantees that Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said Grantors have executed this deed on the day and year first above written.

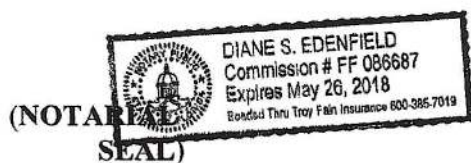
Signed, sealed and delivered
in the presence of:


Witness
MARLIN FEAGLE
Print or Type Name

Witness
Jeri B. Brown
Print or Type Name

 (SEAL)
LEROY FEAGLE
 (SEAL)
SHARON L. FEAGLE

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 23rd day of February, 2016 by **LEROY FEAGLE** and his wife, **SHARON L. FEAGLE**, who are personally known to me.



Diane S. Edenfield
Notary Public, State of Florida

My commission expires: