

Prepared by and return to:

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File Number: H904

Inst: 202212007906 Date: 04/22/2022 Time: 3:13PM
Page 1 of 1 B: 1464 P: 2567, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 2100.00

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Warranty Deed

This Warranty Deed made this 22nd day of April, 2022 between Lora Lynn Hetzel, as Attorney in Fact for Stella L. Simons, an unmarried widow, under Durable Power of Attorney of Stella Louise Simons, dated February 8, 2022 whose post office address is 39230 Gary Street, Clinton Township, MI 48036, grantor, and Teresa L. Bellamy, a single person, and Kevin R. Colwell, a single person, whose post office address is 633 NW Nova Lane, White Springs, FL 32096, grantee:

(Whenever 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 corporations, trusts and trustees)

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:

Township 2 South - Range 15 East
Section 13: SE 1/4 of SW 1/4, less the East 183 feet and less the South 30 feet thereof, Columbia County, Florida.

Together with a 2002 Clay Doublewide Mobile Home Title #85621854, VIN #WHC012066GAA, and Title #85624287, VIN #WHC012066GAB

Columbia County Parcel No.: 13-2S-15-00048-003 (78)

Subject to: Covenants, reservations, restrictions and easements of record; easements shown by a plat of the property and visible easements.

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, 2021**.

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:

Catherine M Wilson

Witness Name: *Michael Shalhager*

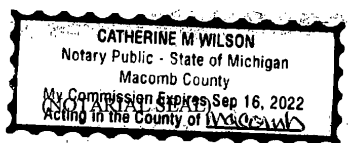
Michael Shalhager

Witness Name: *Catherine M Wilson*

Lora Lynn Hetzel *Attorney in Fact*
(Seal)
Lora Lynn Hetzel, as Attorney in Fact for
Stella L. Simons, under Durable Power of
Attorney of Stella Louise Simons, dated
February 8, 2022

STATE OF *Michigan*
COUNTY OF *Macomb*

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 2022 by Lora Lynn Hetzel, as Attorney in Fact for Stella L. Simons, who has produced a driver's license as identification.



Catherine M Wilson
Notary Public - State of *Michigan*