



## Electronically Certified Official Record

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### DOCUMENT INFORMATION

<b>Agency Name:</b>	Columbia County Clerk of the Circuit Court and Comptroller
<b>Clerk of the Circuit Court:</b>	The Honorable James M. Swisher, Jr.
<b>Date Issued:</b>	11/3/2023 2:38:35 PM
<b>Unique Reference Number:</b>	BAA-BAA-BCACD-CACBBCAADGCG-CGJBHD-E
<b>Instrument Number:</b>	202112003626
<b>Requesting Party Code:</b>	100
<b>Requesting Party Reference:</b>	9418294

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### CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable James M. Swisher, Jr., Columbia County Clerk of the Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Columbia County Clerk of the Circuit Court and Comptroller. The document may have redactions as required by law.

### HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

\*\*The web address shown above contains an embedded link to the verification page for this particular document.



Prepared by:  
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Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

4-10292

Inst: 202112003626 Date: 02/26/2021 Time: 2:46PM  
Page 1 of 3 B: 1431 P: 995, James M Swisher Jr, Clerk of  
Columbia, County, By: KV  
Deputy ClerkDoc Stamp-Deed: 945.00

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 18 day of February, 2021, by Kris P. Daniels, Single, as Trustee of testamentary trust created under the testamentary trust clause of the last will and testament of T. Pat Daniels, dated December 4, 2009, hereinafter called the grantor, to J. Gregory O'Neal and his Wife, Brandi D. O'Neal whose address is: 260 SW Barrs Glen, 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)

Witnesseth: 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:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

**The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same.**

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:

*Janine L. Lemmings*  
Witness:  
Janine L. Lemmings  
Printed Name:

*James Waller*  
Witness:  
James Waller  
Printed Name:

*Kris P. Daniels*  
Kris P. Daniels, Single, as Trustee of testamentary trust created under the testamentary trust clause of the last will and testament of T. Pat Daniels, dated December 4, 2009

STATE OF Georgia  
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of February, 2021 by Kris P. Daniels, Single, as Trustee of testamentary trust created under the testamentary trust clause of the last will and testament of T. Pat Daniels, dated December 4, 2009 personally known to me or, if not personally known to me, who produced Drivers License identification.

(Notary Seal)



*Wendy Miller*  
Notary Public

ATT #10292

Exhibit "A"

TOWNSHIP 5 SOUTH, RANGE 17 EAST

SECTION 17: Commence at the Northeast corner NW 1/4 of SW 1/4 and run thence South 88°23'34" West, along the North line of said NW 1/4 of SW 1/4, 40.01 feet to the West right of way of CR131; thence South 00°37'08" East, along said West right of way, 349.13 feet to the Point of Beginning; thence continue South 00°37'08" East, still along said West right of way, 880.72 feet to a point of curve; thence Southerly along said right-of-way along said curve concave to the West, having a radius of 2824.79, a central angle of 01°08'27", a chord bearing and distance of South 00°02'54" East, 56.25 feet, an arc length of 56.25 feet; thence North 70°47'42" West 818.57 feet; thence North 00°37'08" West parallel with said West right of way, 659.36 feet; thence North 89°22'52" East, 770.62 feet to Point of Beginning. IN COLUMBIA COUNTY, FLORIDA.