

Prepared by and Return to:
VyStar Financial Group LLC dba VyStar Title Agency
760 Riverside Avenue, Jacksonville, Florida 32204
Parcel ID No: 08-6S-17-09626-116

Corrective Warranty Deed

This deed is being recorded to correct grantors marital status and joinder of spouse for Deed recorded in Book 1322, Page 847, filed and recorded in the Public Records of Columbia County, Florida on 9/20/2016.

Made this 13th day of October 2017 A.D. By Diane Shepherd joined by her husband Charles R. Harris, whose address is: 1223 SW Newton Circle Fort White Florida 32038, hereinafter called the grantor, to Diane Shepherd and Charles R. Harris ~~husband and wife~~ whose post office address is: 1223 SW Newton Circle Fort White Florida 32038, hereinafter called the grantee: ~~book 1322~~
wife and husband
(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 County, Florida, viz:

Columbia

Lot 16, Tustenuggee Hills, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 140, of the Public Records of Columbia County, Florida.

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, [user input 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:

Witness signature

Witness Printed Name

Witness signature

Witness Printed Name

State of Florida

County of

The foregoing instrument was acknowledged before me this 13 day of October, 2017, by Diane Shepherd and Charles R. Harris, who is/are personally known to me or who has produced FLDL as identification.

Notary Public

Print Name:

My Commission Expires:

