

Legal Lot of Record Proof

WARRANTY DEED

THIS WARRANTY DEED made this 31st day of December, 1987, by JAMES W. BRITT and his wife, DORA R. BRITT, hereinafter called the Grantor, to JAMES I. FLEMING and his wife, GLORIA E. FLEMING, whose post office address is Route 14, Box 479, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of LOVE AND AFFECTION, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 14: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 14, Township 5 South, Range 16 East and run N 0°17'30" W, along the East line of the SW 1/4 of the NW 1/4, a distance of 437.43 feet; thence S 88°19'54" W, 25.01 feet to the POINT OF BEGINNING; said point also being the West right-of-way line of a county graded road; thence continue S 88°19'54" W, 299.00 feet; thence N 0°17'30" W, 145.69 feet; thence S 88°19'54" E, 299.00 feet to said West right-of-way line; thence S 0°17'30" W, along said West right-of-way line, 145.69 feet to the POINT OF BEGINNING. Containing 1.00 acre, more or less.

N.B.: Grantors are the father-in-law and mother-in-law and father and mother respectively of Grantees.

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, 1987.

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

Signed, sealed and delivered in the presence of:

James W. Britt (SEAL)
Dora R. Britt (SEAL)
James I. Fleming
Gloria E. Fleming
 Witnesses

0645 P0456
 OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF COLOMBIA

The foregoing instrument was acknowledged before me this
5th day of February, 1988, by JAMES W. BRITT and his wife,
DORA R. BRITT.



James W. Britt
Notary Public, State of Florida

My Commission Expires:
Notary Public, State of Florida
My Commission E. to: Sept. 11, 1993
Renew the fee to be renewed on.



80-02061

REC'D FEB 29 PM 2:53
CLERK OF DISTRICT COURT
JAMES W. BRITT
Notary Public

W 0645 P 0457
OFFICIAL RECORDS