

This Warranty Deed Made the 15th day of December A. D. 1999 by

LENVIL H. DICKS, a single man not residing on the property described herein.

hereinafter called the grantor, to RANDY E. PATE AND BRENDA F. RUSS, each as to an undivided one-half interest, as joint tenants with rights of survivorship and not as tenants in common.

whose postoffice address is Rt. 17, Box 265, Lake City, FL 32055

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 corporations)

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, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

LOT 13, SEALEY SOUTH, described as follows:

TOWNSHIP 3 SOUTH, RANGE 16 EAST

Section 21: Commence at the Southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and run thence N 0°47'39" W along the East line of said Section 21, a distance of 266.50 feet; thence run S 89°52'14" W a distance of 600.37 feet to the POINT OF BEGINNING; thence continue S 89°52'14" W a distance of 133.24 feet; thence N 0°34'30" W 223.32 feet to the South right-of-way line of Irene Street; thence N 89°39'43" E along the South right-of-way line of Irene Street a distance of 133.24 feet; thence S 0°34'30" E a distance of 223.81 feet to the POINT OF BEGINNING. Subject to Restrictions recorded in O. R. book 739, Pages 140-158, Public Records of Columbia County, Florida, and subject to Power Line Easement.

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, 1998.

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

00-02297

'00 FEB -8 AM 11:54

EX 0896 PG 1696

OFFICIAL RECORDS

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and followed in our presence:

Eva E. Timmons

Witness Eva E. Timmons

Suzanne D. Adams

Witness Suzanne D. Adams

STATE OF Florida
COUNTY OF Columbia

Lenvil H. Dicks
LENVIL H. DICKS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LENVIL H. DICKS

/personally
to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of December, A. D. 1999

NOTARY PUBLIC

Eva E. Timmons
Eva E. Timmons My Commission Expires 10

This instrument prepared by: Lenvil H. Dicks

Address: U. S. 90 West, Lake City, Florida 32055

SPACE BELOW FOR RECORDING USE

Documentary Stamp

Intangible Tax

P. DeWitt Case

Clerk of Court

By *MLB* D.C.

OFFICIAL NOTARY SEAL
EVA E. TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. C00088
MY COMMISSION EXPIRES AUG. 2, 2001