

PREPARED BY & RETURN TO:

Name: ALEXIS NORRIS

Address: 980 SW CHARLES TERR
LAKE CITY, FL 32024

Parcel No.: P/O R00391-000

Inst: 202412002584 Date: 02/09/2024 Time: 4:19PM
Page 1 of 1 B: 1507 P: 2129, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH JC
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 9TH day of FEBRUARY, 2024, by **MELVA NORRIS, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **ALEXIS NORRIS**, whose post office address is **980 SW CHARLES TERR., LAKE CITY, FL 32024**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF SE ¼, SECTION 25, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89°08'41"W, ALONG THE NORTH LINE OF SAID SE ¼ OF SE ¼, 60.00 FEET TO THE WEST MAINTAINED RIGHT WAY OF A SW CHARLES TERRACE; THENCE S 00°04'21" W, ALONG SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE N 89°08'41" E, ALONG SAID MAINTAINED RIGHT OF WAY, 9.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°04'21" W, ALONG SAID WEST RIGHT OF WAY LINE, 591.34 FEET; THENCE S 89°08'41"W, 369.05; THENCE N 00°04'21" E, 591.34 FEET; THENCE N 89°08'41" E, 360.05 FEET TO THE POINT OF BEGINNING.

SAID GRANTOR IS THE MOTHER OF SAID GRANTEE AND IS GIFTING THE ABOVE DESCRIBED PARCEL TO HER DAUGHTER.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

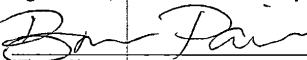
SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


TO HAVE AND TO HOLD the same in fee simple forever.


And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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:


Witness Signature
Printed Name: Brooke Parrish
Witness Address: 757 W Duval St.
Lake City, FL 32055


Witness Signature
Printed Name: Jessica L. Nettles
Witness Address: 757 W Duval St.
Lake City, FL 32055

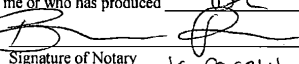

Name: MELVA NORRIS
Address: 10004 SW CHARLES TERR., LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9TH day of FEBRUARY, 2024, by MELVA NORRIS, who is personally known to me or who has produced _____ as identification.



BROOKE PARRISH
Notary Public
State of Florida
Comm# HH472042
Expires 12/11/2027


Signature of Notary
Printed Name: Brooke Parrish
My commission expires: 12/11/27