

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

Inst: 201912012417 Date: 05/31/2019 Time: 3:30PM
Page 1 of 1 B: 1385 P: 1895, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy ClerkDoc Stamp-Deed: 203.00

ATT# 4-8941

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 31st day of May, 2019, by Jon L. Hiner and His Wife, Angela Hiner, hereinafter called the grantor, to Starlett C. Bullard and Her Husband, Clinton D. Bullard whose post office address is: 1698 SW Little Road, 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:

Lot 19, The Crossroads, Unit I, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 92 and 92A, of the Public Records of Columbia County, Florida.

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:

Witness:
Weidus E. Shaw
Printed Name:

Jon L. Hiner
Jon L. Hiner
Angela Hiner
Angela Hiner

Witness:
Michael H. Harrell
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th day of May, 2019 by JON L. HINER AND HIS WIFE, ANGELA HINER personally known to me or, if not personally known to me, who produced for for identification and who did not take an oath.

(Notary Seal)

Notary Public

Michael H. Harrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG095249
Expires 4/18/2021