

**Prepared by and return to:**

Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
4-12090

Inst: 202312003260 Date: 02/27/2023 Time: 7:59AM  
Page 1 of 2 B: 1485 P: 825, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *ML*  
Deputy Clerk Doc Stamp-Deed: 3325.00

**Warranty Deed** *vs es*

This **Warranty Deed** is executed this 23 day of *February* ~~March~~, 2023 by Daniel P. Shelley and Rachel D. Shelley, husband and wife, whose address is 212 SW Scott Place, Lake City, FL 32024, hereinafter called the grantor, to Robert A. Ferguson and Whitney W. Ferguson, husband and wife, whose address is 744 Leonard Farm Rd, Blue Ridge, VA 24064, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 16, Russwood Estates, Unit 4, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 2 and 3, of the Public Records of Columbia County, Florida.

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

**To Have And To Hold**, the same in fee simple forever.

**And** 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.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*



Witness

Madison Williams

Printed Name



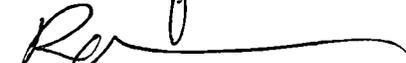
Witness

Mary McKee

Printed Name



Daniel P. Shelley



Rachel D. Shelley

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 23 day of ~~March~~ February, 2023, by Daniel P Shelley and Rachel D Shelley.



Signature of Notary Public  
Print, Type/Stamp Name of Notary



**MADISON M. WILLIAMS**  
Notary Public  
State of Florida  
Comm# HH213818  
Expires 1/5/2026

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: DL