

**Prepared by and return to:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055  
4-11386

Inst: 202212001228 Date: 01/21/2022 Time: 10:32AM  
Page 1 of 3 B: 1457 P: 1138, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 196.00

## Warranty Deed

THIS WARRANTY DEED made the 20 day of January, 2022, by Sylvia M. Mobley and Her Husband, Julian A. Mobley, hereinafter called the grantor, to Jerald Tucker and His Wife, Suzanne Tucker whose address is: 165 SE Golf Club Avenue, Lake City, FL 32025 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:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

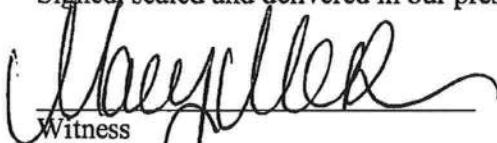
**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

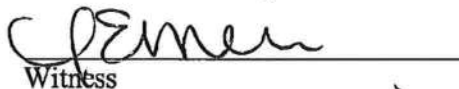
**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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.

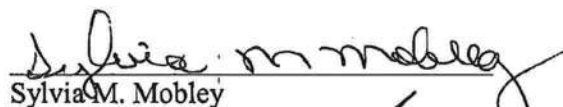
Signed, sealed and delivered in our presence:

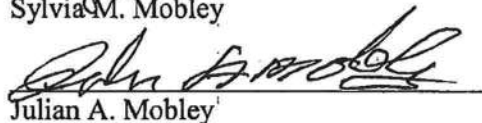
  
Witness

Mary McKee  
Printed Name


  
Witness

Jessica Ervin  
Printed Name

  
Sylvia M. Mobley

  
Julian A. Mobley

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20 day of January, 2022, by Sylvia M. Mobley and Her Husband, Julian A. Mobley, who is personally known to me or who has produced  as identification.

  
Notary Public

(Notary Seal)



4-11386

Exhibit "A"

Commence at the Northwest corner of the Southwest 1/4 of Section 6, Township, 7 South, Range 16 East, Columbia County, Florida and run South 00 degrees 15 minutes 08 seconds East, along the West line of said Section 6 a distance of 1218.72 feet to a point on the Northerly line of Wilson Springs Phase I, an unrecorded subdivision; thence continue South 00 degrees 15 minutes 08 seconds East, still along said West line of Section 6 a distance of 967.53 feet to a point on the Southeasterly Right-of-Way line of South West Memorial Drive (a County road); thence North 48 degrees 19 minutes 52 seconds East, along said Southeasterly Right-of-Way line 37.62 feet; thence North 55 degrees 28 minutes 25 seconds East, still along said Southeasterly Right-of-Way line 735.62 feet; thence North 32 degrees 41 minutes 02 seconds East, still along said Southeasterly Right-of-Way line 448.36 feet; to the Point of Beginning; thence continue North 32°41 Minutes 02 seconds East, still along said Southeasterly Right-of-Way line 99.89 feet; thence South 57°17 Minutes 20 Seconds East, 206.36 feet; thence South 23 Degrees 03 Minutes 40 seconds West, 100.48 feet; thence North 57 Degrees 30 Minutes 02 Seconds West, 223.15 feet to the Point of Beginning. Containing 0.49 acres, more or less. Also known as Lot 7, Block 1 Wilson Springs Community, Phase 1-A, Plat Book 7, Pages 55 through 60, inclusive.

And

Commence at the Northwest corner of the Southwest 1/4 of Section 6, Township 7 South, Range 16 East, Columbia County, Florida and run South 00 Degrees 15 Minutes 08 Seconds East, along the West line of said Section 6 a distance of 1218.72 feet to a point on the Northerly line of Wilson Springs Phase 1, an unrecorded subdivision; thence continue South 00 Degrees 15 Minutes 08 Seconds East, still along said West line of Section 6 a distance of 967.53 feet to a point on the Southeasterly Right-of-Way line of South West Memorial Drive (a County road); thence North 48 Degrees 19 Minutes 52 Seconds East, along said Southeasterly Right-of-Way line 37.62 feet; thence North 55 Degrees 28 Minutes 25 Seconds East, still along said Southeasterly Right-of-Way line 735.62 feet; thence North 32 Degrees 41 Minutes 02 Seconds East, still along said Southeasterly Right-of-Way line 548.25 feet to the Point of Beginning; thence continue North 32 Degrees 41 Minutes 02 Seconds East, still along said Southeasterly Right-of-Way line 100.18 feet; thence South 57 Degrees 16 Minutes 59 Seconds East, 174.15 feet; thence South 04 Degrees 18 Minutes 28 Seconds West, 46.67 feet; thence South 23 Degrees 03 Minutes 40 Seconds West, 59.96 feet; thence North 57 Degrees 17 Minutes 20 Seconds West, 206.36 feet to the Point of Beginning. Containing 0.49 acres, more or less. Also known as Lot 6, Block 1 Wilson Springs Community, Phase 1-A, Plat Book 7, Pages 55 through 60, inclusive.