

This instrument prepared by  
and after recording return to:

Adam D. Roark  
Roark Law Firm, P.A.  
P.O. Box 358481  
Gainesville, FL 32635

Inst: 202112005990 Date: 03/31/2021 Time: 2:37PM  
Page 1 of 3 B: 1433 P: 2407, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 0.70

Property Appraiser's Parcel  
Identification Number: 27-6S-17-09792-003

### WARRANTY DEED

This Warranty Deed is made this March 31, 2021, by JOHN R. BREWER and BEVERLY BREWER, husband and wife, whose current mailing address is 18585 S. US HWY 441, High Springs, FL 32643, hereinafter called the Grantors, to GENELLE BERRY, a single woman whose current mailing address is 2610 Hickory Circle, Pell City, AL 35128, hereinafter called the Grantee. Whenever used herein the term "Grantors" 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 Grantors, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Columbia County, Florida described as follows:

See Exhibit "A", which is attached hereto and by reference made a part hereof.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF  
RECORD AND TAXES FOR THE CURRENT YEAR  
ALSO KNOWN AS Parcel Id. No. 27-6S-17-09792-003

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 Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons. The Grantors hereby state that this property is not the homestead of the Grantors.

The legal description has been supplied by Grantors. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties

concerning marketability of title.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Signed on March 31, 2021.

Signed in the presence of:

Summer L. McLaughlin  
Print Name: Summer L. McLaughlin  
Presence: Physical ☒ Online ☐

John R. Brewer  
JOHN R. BREWER

Ginger D. Travers  
Print Name: Ginger D. Travers  
Presence: Physical ☒ Online ☐

Summer L. McLaughlin  
Print Name: Summer L. McLaughlin  
Presence: Physical ☒ Online ☐

Beverly Brewer  
BEVERLY BREWER

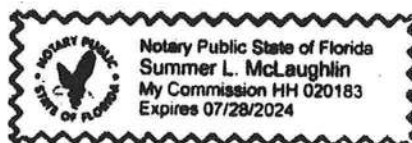
Ginger D. Travers  
Print Name: Ginger D. Travers  
Presence: Physical ☒ Online ☐

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on March 31, 2021, by **JOHN R. BREWER** and **BEVERLY BREWER**.

Physical Presence ☒  
Online Notarization ☐  
Personally Known ☐  
Produced Identification ☒  
Type of Identification FL Drivers licenses

Summer L. McLaughlin  
Notary Public--State of Florida  
Print Notary Name: Summer L. McLaughlin  
My Commission Number is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



## EXHIBIT "A"

THAT PART OF THE "BREWER" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1299, PAGE 718 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 17 EAST, SAID COLUMBIA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE NORTH 87°59'53" EAST ALONG THE SOUTH LINE OF SAID SECTION 27 FOR 82.46 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 & 441 (A PUBLIC RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF THE "BREWER" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 1299, PAGE 718 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY; THENCE CONTINUE NORTH 87°59'53" EAST ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID "BREWER" PARCEL FOR 1242.20 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 AND THE SOUTHEAST CORNER OF SAID "BREWER" PARCEL; THENCE NORTH 02°31'48" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND ALONG EAST LINE OF SAID "BREWER" PARCEL FOR 1020.69 FEET TO THE NORTHEAST CORNER OF SAID "BREWER" PARCEL; THENCE SOUTH 87°59'53" WEST ALONG THE NORTH LINE OF SAID "BREWER" PARCEL FOR 424.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°31'48" EAST ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 238.00 FEET; THENCE SOUTH 87°59'53" WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE FOR 184.00 FEET; THENCE NORTH 02°31'48" WEST ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 238.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE SOUTH 87°59'53" EAST ALONG SAID NORTH LINE FOR 184.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 43,790 SQUARE FEET (1.01 ACRES), MORE OR LESS.