

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

ATT# 4-9961

CORPORATE WARRANTY DEED

Corporation to Individual

This Warranty Deed made this 3rd day of September, 2020, By BKL-Denune, Inc., a Florida Corporation, hereinafter called the grantor, to Michael Shane Johnson and His Wife, Patricia Lee Johnson, whose post office address is: 1229 NW Queen Road, Lake City, FL 32055 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 13, WOODS AT FALLING CREEK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PRRD BOOK 1, PAGE(S) 18 THROUGH 21, 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.

