

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-5374VB

Parcel Identification No 24-4S-16-03103-026

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## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 5th day of November, 2021 between Rebecca J. Jones, a Single Woman, Individually and as Trustee of MHP Trust, whose post office address is 301 NW Brookside Court, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantor, to Abundant Love Christian Worship Center, Inc., a Florida Corporation, whose post office address is P.O. BOX 725, Lake City, FL 32056, of the County of , State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Commence at the Southwest corner of the Northeast 1/4 of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run North 86 degrees 32 minutes 33 seconds East, 1460.03 feet; thence North 27 degrees 32 minutes 33 seconds West, 32.85 feet to the North right of way line of SW Cannon Creek Drive; thence North 86 degrees 30 minutes 49 seconds East, along said right of way line, 371.37 feet to the Point of Beginning; thence continue North 86 degrees 30 minutes 49 seconds East, still along said right of way line, 205.60 feet; thence North 27 degrees 32 minutes 33 seconds West, along a line 50 West of and parallel to the West right of way line of Interstate Highway No. I-75, 492.30 feet; thence South 69 degrees 24 minutes 21 seconds West, 217.76 feet; thence South 31 degrees 40 minutes 55 seconds West, 18.22 feet; thence South 13 degrees 33 minutes 39 seconds East, 21.09 feet; thence South 24 degrees 52 minutes 37 seconds East, 104.60 feet; thence South 29 degrees 07 minutes 22 seconds East, 194.34 feet; thence South 52 degrees 08 minutes 51 seconds East, 116.91 feet to the Point of Beginning.

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

**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered  
in our presence:*

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz  
Kelly L. Pearce  
WITNESS  
PRINT NAME: Kelly L. Pearce

MHP Trust

By: Rebecca J. Jones TTEE  
Rebecca J. Jones, individually and as Trustee

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 5th day of November, 2021, Rebecca J. Jones, Individually and as Trustee of MHP Trust, who is/are personally known to me or has/have produced Drivers License as identification.

Valarie Benz  
Signature of Notary Public

