

This Instrument Prepared by & return to:
Name: **JAMES C. SHELNUT**
Address: **869 SW RIDGE STREET**
LAKE CITY, FLORIDA 32024

Inst:200912021195 Date:12/22/2009 Time:11:36 AM
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D.C.P. DeWitt Cason, Columbia County Page 1 of 1 B:1186 P:498

Parcel I.D. #: **03155-010**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 22ND day of December, 2009 A.D. , by **JAMES C. SHELNUT, A SINGLE PERSON**, hereinafter called the grantor, to **JAMES CARTER SHELNUT, AS TRUSTEE OF THE JAMES CARTER SHELNUT REVOCABLE LIVING TRUST AGREEMENT, DATED JULY 18TH, 2006, WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, OR OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY**, whose post office address is **869 SW RIDGE STREET, LAKE CITY, FL 32024**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

LOT 10 OF OAK RIDGE ESTATES, UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 40 THROUGH 40A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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 December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
MARY SANDAGE
Printed Name



Witness Signature
PATRICIA LANG
Printed Name


L.S.
JAMES C. SHELNUT
Address:
869 SW RIDGE STREET, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22nd day of December, 2009, by **JAMES C. SHELNUT**, who is known to me or who has produced driver's license as identification.




Notary Public
My commission expires 12-23-2012