

sales price
doc. 70

This Instrument Prepared by & return to:

Name: **MINNIE JONES**
Address: **590 SW MCFUIRE TERRACE**
LAKE CITY, FLORIDA 32024

Inst: 202012018026 Date: 10/27/2020 Time: 12:37PM
Page 1 of 2 B: 1422 P: 2123, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel I.D. #: **PARCEL # 03068-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 22ND DAY OF OCTOBER, A.D. 2020, by MINNIE JONES AND SHIRLEY FISHER CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantors, to SHANGA FISHER A SINGLE MAN whose post office address is 362 SW MCGUIRE TERRACE, FLORIDA 32024, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" 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 grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

SEE EXHIBIT "A"

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTY AGAINST SAME.

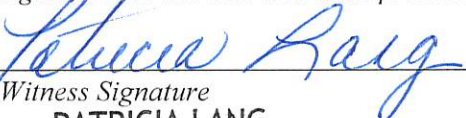
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

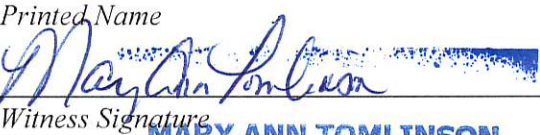
To Have and to Hold the same in fee simple forever.

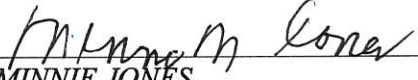
And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.


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

Signed, sealed and delivered in the presence of:


Witness Signature
PATRICIA LANG


Witness Signature
MARY ANN TOMLINSON
Printed Name


L.S.
MINNIE JONES
Address: **590 SE MCGUIRE TERRACE**
LAKE CITY, FLORIDA 32024


L.S.
SHIRLEY FISHER
Address:
LAKE CITY, FLORIDA

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22ND day of **OCTOBER 2020**, by **MINNIE JONES AND SHIRLEY FISHER**, who are known to me or who have produced **Driver's License** as identification.




Notary Public
My commission expires **2-5-23**

EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 88°51'48" W, ALONG THE SOUTH LINE OF SAID SECTION 19, 1492.49 FEET; THENCE RUN N 01°10'11" W, 1047.76 FEET TO THE POINT OF BEGINNING; THENCE N 87°19'26" W, 207.92 FEET; THENCE N 01°10'50" W, 209.98 FEET; THENCE S 87°19'47" E, 207.96 FEET TO THE WEST MAINTAINED RIGHT OF WAY OF SW McGUIRE TERRACE; THENCE S 01°10'11" E ALONG SAID WEST RIGHT OF WAY 210.00 FEET TO THE POINT OF BEGINNING.