

BSG/lss  
1132.01-19-004  
2/6/2019

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorneys at Law  
285 NE Hernando Avenue  
Lake City, Florida 32055

The preparer of this instrument has performed  
no title examination nor has the preparer issued  
any title insurance or furnished any opinion  
regarding the title, existence of liens, the  
quantity of lands included, or the location of  
the boundaries. The names, addressees, tax  
identification numbers and legal description  
were furnished by the parties to this instrument.

|               |                    |
|---------------|--------------------|
| REC.          | 27.00              |
| DOC.          | \$                 |
| INT.          | \$                 |
| INDEX         | \$                 |
| CONSIDERATION | Love and Affection |

Inst: 201912003947 Date: 02/19/2019 Time: 1:08PM  
Page 1 of 3 B: 1378 P: 1486, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk

**WARRANTY DEED**  
**WITH RESERVATION OF LIFE ESTATE**

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this 13<sup>th</sup>  
day of February, 2019, by JAMES I. TERRY and CAROL L. TERRY, husband and  
wife, whose mailing address is 8842 SW State Road 247, Lake City, Florida 32024 (herein  
"Grantor") to JAMES I. TERRY and CAROL L. TERRY, husband and wife, whose mailing  
address is 8842 SW State Road 247, Lake City, Florida 32024, for a life estate, without any  
liability for waste, and the remainder to I. C. TERRY FARMS, INC., a Florida corporation,  
whose mailing address is 112 SW Terry Terrace, Lake City, Florida 32024 (herein  
"Grantees");

**WITNESSETH:**

That Grantor, for and in consideration of love and affection, hereby grants, aliens,  
remises, releases, conveys and confirms unto Grantees, all that certain land situate in  
Columbia County, Florida, viz:

All that part of the SE 1/4 of NE 1/4 of Section 1, Township 5 South, Range 15 East,  
lying North and West of State Road No. 247, being approximately 6 1/2 acres, more  
or less.

Tax Parcel Number: 01-5S-15-00419-000

This deed is given subject to easements, restrictions, reservations and limitations, of record, if any, and land use and zoning rules and regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 December 31, 2018.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Bonnie S. Green

Witness  
BONNIE S. GREEN

(Print/type name)

Loretta S. Steinhmann

Witness  
Loretta S. Steinhmann

(Print/type name)

Witnesses as to Grantor

James I. Terry (SEAL)  
JAMES I. TERRY

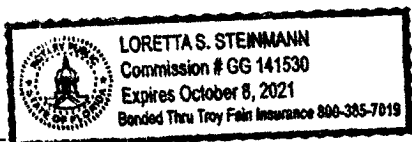
Carol L. Terry (SEAL)  
CAROL L. TERRY

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2019, by JAMES I. TERRY and CAROL L. TERRY, his wife, who are personally known to me, or who produced \_\_\_\_\_ as identification.

(NOTARIAL  
SEAL)



Loretta S. Steinmann  
Notary Public, State of Florida  
Loretta S. Steinmann  
(Print/type name)

My Commission Expires: