

Return to:  
Prepared by:  
**G. Gregory Hale**  
**G. Gregory Hale, Attorney At Law**  
**3520 NW 43rd Street**  
**Gainesville, FL 32606**  
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**File No.: 25-010**

Inst: 202512007627 Date: 04/08/2025 Time: 10:19AM  
Page 1 of 4 B: 1537 P: 1108, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *W*  
Deputy Clerk Doc Stamp-Deed: 1365.00

### WARRANTY DEED

This indenture made on March 25, 2025, by

**Kathleen Campbell, a single person**

whose address is: **3031 County Road 10 , Florence, AL 35633**  
hereinafter called the "grantor", to

**Bruce S. Kelly and Linda M. Kelly, Husband and Wife**

whose address is: **2410 Allen Court , Lantana, FL 33462**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, to-wit:

#### LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Parcel Identification Number: **06-7S-17-09925-118**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31, 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy K Parrish  
Witness #1 Signature

Kathleen Campbell  
Kathleen Campbell

Nancy K Parrish  
Print Name

116 Sandusky Way  
Address  
Florence, AL 35830

[Signature]  
Witness #2 Signature

Beverly Yarbrough  
Print Name

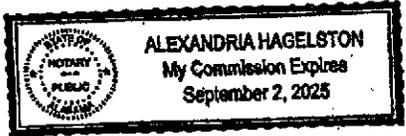
116 Sandusky Way  
Address  
Florence AL 35630

State of Alabama  
County of Lauderdale

Sworn To, Subscribed and Acknowledged before me by means of  physical presence or  online notarization  
on March 26, 2025, by Kathleen Campbell

Check one:  
() who is personally known to me or  
( ) who produced a valid Alabama driver's license as identification.

SEAL



Alexandria Hagelston  
Notary Public

Alexandria Hagelston  
Print Name of Notary Public

My Commission Expires: September 2, 2025

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCEL 18 OF OLD NIBLACK FARMS, AN UNRECORDED SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 6 FOR A POINT OF REFERENCE; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 6, NORTH 89°37'58" EAST, A DISTANCE OF 922.50 FEET; THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 00°10'43" WEST, A DISTANCE OF 1421.88 FEET, SAID POINT LYING IN THE CENTERLINE OF A 60.00 FEET WIDE INGRESS/EGRESS AND PUBLIC UTILITIES EASEMENT, TO THE POINT OF BEGINNING; THENCE DEPARTING FROM THE CENTERLINE OF SAID EASEMENT, NORTH 89°35'59" EAST, A DISTANCE OF 796.39 FEET TO THE CENTERLINE OF SAID EASEMENT; THENCE ALONG THE CENTERLINE OF SAID EASEMENT AND THE SOUTHERLY PROLONGATION, SOUTH 00°10'43" WEST, A DISTANCE OF 560.99 FEET; THENCE SOUTH 89°34'00" WEST, A DISTANCE OF 796.40 FEET TO THE CENTERLINE OF SAID EASEMENT; THENCE ALONG THE CENTERLINE OF SAID EASEMENT, NORTH 00°10'43" EAST, A DISTANCE OF 591.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, AND ACROSS A 60-FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN SOUTH 00°07'23" EAST, A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 89°33'21" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN SOUTH 00°05'46" EAST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN NORTH 89°33'21" EAST, PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF SOUTH 45°15'07" EAST, 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN SOUTH 00°03'35" EAST, A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID

CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF SOUTH 12°08'51" EAST, 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN SOUTH 24°14'07" EAST, A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF SOUTH 12°08'51" EAST, 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN SOUTH 00°03'35" EAST, A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF SOUTH 45°15'07" EAST, 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN NORTH 89°33'21" EAST, A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°03'28", AN ARC DISTANCE OF 122.38 FEET (CHORD BEARING AND DISTANCE OF SOUTH 72°54'54" EAST, 120.48 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN SOUTH 55°23'10" EAST, A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°02'50", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF SOUTH 72°54'35" EAST, 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN NORTH 89°34'00" EAST, A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN SOUTH 00°10'43" WEST, A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE SOUTH 00°10'43" WEST, A DISTANCE OF 630.41 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN NORTH 89°34'00" EAST, A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE NORTH 89°34'00" EAST, A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN SOUTH 00°10'43" WEST, A DISTANCE OF 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN NORTH 00°10'43" EAST, A DISTANCE OF 1182.88 FEET TO A POINT DESIGNATED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE NORTH 00°10'43" EAST, A DISTANCE OF 350.08 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN NORTH 89°37'58" EAST, A DISTANCE OF 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE NORTH 89°37'58" EAST, A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN SOUTH 00°10'43" WEST, A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.