

THIS INSTRUMENT WAS PREPARED BY:

TERRY M. DAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

95 0213

REF PM TO:

TERRY M. DAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

Grantee #1 S S N 42-52-212

Grantee #2 S S N 42-52-212

Property Address:  
Post Office Box 1328  
Lake City, FL 32056-1328

### WARRANTY DEED

THIS INSTRUMENT, made this 17th day of February 1995, BETWEEN  
JANILIA M. FRNSF, an unmarried widow, whose post office address  
is 8517 Cordova Avenue, Orange Park, Florida 32073, of the County  
of Clay, State of Florida, grantor\*, and HOWARD F. HIGGINBOTHAM and  
his wife, YVONNE M. HIGGINBOTHAM, whose post office address is  
Route 4, Box 205, Lake City, Florida 32024, of the County of  
Columbia, State of Florida, grantee\*.

WITNESSETH: that said grantor, for and in consideration of  
the sum of Ten Dollars (\$10.00), and other good and valuable  
considerations to said grantor in hand paid by said grantee, the  
receipt whereof is hereto 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  
County, Florida, to-wit:

TOWNSHIP 1 SOUTH - RANGE 1, EAST

SECTION 12: N 1/2 of SW 1/4

SUBJECT TO: Restrictions, easements and outstanding  
mineral rights of record, if any, and taxes for the  
current year

NOTE: The spouse with whom title to this property was  
acquired was continuously married to the named grantor in  
this deed from the time of its acquisition through the  
time of said spouse's death

and said grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons,  
when called.

\*"Grantor" and "grantee" are used for singular or plural, as  
context requires.

NOTARIAL PUBLIC  
COLUMBIA COUNTY, FLORIDA  
My Comm. Expires 12/31/95  
[Signature]

95 deed  
for  
60350-001

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand  
and seal the day and year first above written. '801 2337

Signed, sealed and delivered  
in our presence:

*Elizabeth McDavid*  
(First Witness)  
Elizabeth McDavid  
Printed Name

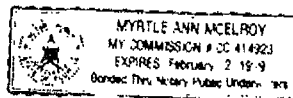
*Juanita M. Ernst* (SEAL)  
JUANITA M. ERNST

*Myrtle Ann McElroy*  
(Second Witness)  
Myrtle Ann McElroy  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th  
day of February 1995, by JUANITA M. ERNST who is personally known  
to me and who did not take an oath.

*Myrtle Ann McElroy*  
Notary Public  
My Commission Expires: \_\_\_\_\_



Prepared by  
Elaine R Davis/Debbie G Moore  
American Title Services of Lake City, Inc  
321 SW Main Boulevard Suite 105  
Lake City, Florida 32025

File Number 17-658

**"Schedule A"**

**PARCEL "A"**

**TOWNSHIP 4 SOUTH, RANGE 15 EAST**

**SECTION 12:** That part of the NE 1/4 of the SW 1/4 of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, described as follows: Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of said Section 12 and run thence North 00°50'27" West along the West Right-of-Way line of Jafus Allen Road, being also the East line of HOWARD ACRES, a subdivision according to plat thereof recorded in Plat Book 7, Pages 38 and 39, of the Public Records of Columbia County, Florida, a distance of 661 38 feet to the Point of Beginning, Thence South 88°46'39" West, 1323 39 feet to the West line of said NE 1/4 of SW 1/4, Thence North 00°41'34" West, along said West line, 661 09 feet to the Northwest corner of said NE 1/4 of SW 1/4; Thence North 88°46'07" East, along the North line of said NE 1/4 of SW 1/4, 626 61 feet, Thence South 00°50'17" East, along the West line of said HOWARD ACRES, 631 17 feet to the Southwest corner of LOT 2 of said HOWARD ACRES; Thence North 88°46'39" East, along the South line of said LOT 2, 695.00 feet to said West Right-of-Way line of Jafus Allen Road, Thence South 00°50'27" East, along said West Right-of-Way line, 30 00 feet to the Point of Beginning. The South 30 feet of said Lands being SUBJECT TO an Easement for Ingress and Egress  
**IN COLUMBIA COUNTY, FLORIDA.**

I

- EAST

