

Prepared by and return to:
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Inst:201412001688 Date:2/6/2014 Time:12:41 PM
Doc Stamp-Deed:0.70
P.DeWitt Cason, Columbia County Page 1 of 2 B:1269 P-776

Grantee:
Jimmy S. Pease

Parcel ID:
26-6S-16-03943-002

WARRANTY DEED

This Warranty Deed made this 27th day of January, 2014, by Bruce A. Pease, a married person, whose address is 2134 SW Elim Church Road, Fort White, Florida 32038 (herein Grantor), and Jimmy S. Pease, a single person, whose address is 622 SW Sherrie Circle, Lake City, Florida 32024 (herein Grantee).

WITNESSETH: That the grantor, for and in consideration of the sum of \$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:

A part of the NW 1/4 of Section 26, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 26, Township 6 South, Range 16 East, Columbia County, Florida, and run thence South 00°12'29" East, along the west line of said section 26, 408.33 feet to the Southwesterly right of way of SW Elim Church Road; thence South 51°44'50" East, along said Southwesterly right of way, 400.61 feet to the point of curvature of a curve; thence Southeasterly, still along said right of way, along said curve concave to the right, having a radius of 34,337.47 feet, a central angle of 00°13'59", a chord bearing and distance of South 51°37'50" East - 139.61 feet, an arc distance of 139.61 feet; thence South 00°12'29" East, 543.44 feet to the Point of Beginning; thence continue South 00°12'29" East, 670.34 feet; thence South 89°47'31" West, 324.28 feet; thence North 00°12'29" West, 671.42 feet; thence South 89°59'34" East, 324.48 feet to the Point of Beginning. Containing 5.00 acres, more or less.

Together with a 30 foot ingress and egress easement being 30 feet to the West of the following described line:

Commence at the Northwest corner of Section 26, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 00°12'29" East, along the West line of said Section 26, 408.33 feet to the Southwesterly right of way of SW Elim Church Road; thence South 51°44'50" East, along said Southwesterly right of way, 400.61 feet to the point of curvature of a curve; thence Southeasterly, still along said right of way, along said curve concave to the right, having a radius of 34,337.47 feet, a central angle of 00°13'59", a chord bearing and distance of South 51°37'50" East - 139.61 feet, an arc distance of 139.61 feet to the Point of Beginning; thence South 00°12'29" East, 543.44 feet to the Point of Termination. Easement lines to extend or shorten to meet at intersecting boundary lines.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

TOGETHER, with all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

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, and hereby warrants the title to said land will defend the same against the lawful claims of all personas claiming by, through or under the said grantor.

This document was prepared with a property description furnished to the preparer, and without the benefit of any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Shana R. Teems Miller
Shana R. Teems Miller, Witness
To BRUCE A. PEASE

Bruce A. Pease (Seal)
BRUCE A. PEASE

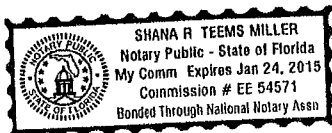
Angela H. Cranford
Angela H. Cranford, Witness
To BRUCE A. PEASE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me the 27th day of January, 2014, by BRUCE A. PEASE, who is personally known to me or who has produced FL DL as identification.

WITNESS my hand and official seal in the County and State last aforesaid the 27th day of January, 2014.



Shana R. Teems Miller
Shana R. Teems Miller,
NOTARY PUBLIC, STATE OF FLORIDA