

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2025-8709CC

Parcel Identification No: A part of 14-4S-15-00366-000

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the 6<sup>th</sup> day of June, 2025 between **Shade Timber, LLC, a Florida Limited Liability Company**, whose post office address is 6497 Skeen Road, Live Oak, FL 32060, of the County of Suwannee, State of Florida, (Grantor), to **Lawrence W. Albritton, a Married Man**, whose post office address is 401 SW Parker Lane, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby 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:

The West half of the South half of the NW 1/4 of the NW 1/4 of Section 14, Township 4 South, Range 15 East, Columbia County, Florida.

Subject to an easement for ingress and egress over and across the North 30.00 feet thereof.

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

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**To have** and to hold the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

Carlene Crosier  
Witness

Print Witness Name and Address:

Carlene C. Crosier

426 SW Commerce Dr.#145

Lake City, FL 32025

Shade Timber, LLC, A Florida Limited Liability  
Company

Lawrence W. Albritton  
By: Lawrence W. Albritton, Manager

Amber Combee  
Witness

Print Witness Name and Address:

Amber Combee

426 SW Commerce Dr.#145

Lake City, FL 32025

Wade D. Thomas  
By: Wade Dillon Thomas, Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization, this 6<sup>th</sup> day of June, 2025, by Lawrence W. Albritton and Wade Dillon Thomas, ( ) who are personally known to me or (X) who have produced FL I.D.L. as identification.

Carlene Crosier  
Signature of Notary Public

Print, Type/Stamp Name of Notary

