

THIS INSTRUMENT PREPARED BY
AND RETURN TO::

MARK E. FEAGLE, ESQUIRE
FEAGLE & FEAGLE, ATTORNEYS, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0576905

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, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

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Inst: 201212008556 Date: 6/5/2012 Time: 3:37 PM
Doc Stamp Deed: 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1236 P: 68

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 4th day of June, 2012, between AGNES J. HOLLOWAY, whose mailing address is 379 SW Seville Place, Lake City, Florida 32024, (herein Grantor), and RICHARD HOLLOWAY, whose mailing address is 379 SW Seville Place, Lake City, Florida 32024, (herein Grantee).

The terms Grantor and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders; the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property in Columbia County, Florida:

Lot 26, **THE HUNT PLACE SUBDIVISION**, a subdivision per map or plat thereof recorded among the public records of Columbia County, Florida.

Tax Parcel No.: 08-5S-16-03490-026.

Grantor reserves unto herself, for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interest of the Grantee, as Grantor in his sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon his death.

Grantor further reserves unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all

right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantor shall have no liability for waste. Grantor shall have full power and authority to dispose of the property during Grantor's lifetime, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantor's lifetime.

SUBJECT TO easements and restrictions of record and taxes.

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances thereto belonging or in any way appertaining to the said property.

Grantor hereby covenants with said Grantee that 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.

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:

Mark Eagle
Witness

Mark Eagle
Print or Type Name

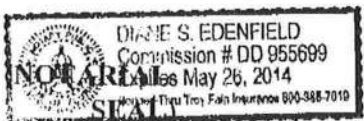
Jen B. Brown
Witness

Jen B. Brown
Print or Type Name

Agnes J. Holloway (SEAL)
AGNES J. HOLLOWAY

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4th day of June, 2012, by **AGNES J. HOLLOWAY** who is personally known to me or who has produced a Florida driver's license as identification.



Diane S. Edenfield
Notary Public, State of Florida

My commission expires: