

HFD/lss
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(2)
This instrument prepared by
Herbert F. Darby
Darby & Peele
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

REC. 3550
DOC. 24150
INT. _____
INDEX 300
CONSIDERATION _____

Inst 201312000803 Date 1/17/2013 Time 3 35 PM
Doc Stamp-Deed 241.50
CC, P DeWitt Cason Columbia County Page 1 of 4 B 1247 P:2680

WARRANTY DEED

THIS WARRANTY DEED made this 15th day of January, 2013, by
ALEX H. STEVENS, JR, a married person not residing on the property, whose mailing
address is 5159 Southwest State Road 247, Lake City, Florida 32024, PATRICIA S.
BIELLING, a married person not residing on the property, whose mailing address is 397
SW Oystershell Glen, Lake City, Florida 32024, DON RICHARD STEVENS, a married
person not residing on the property, whose mailing address is 455 SW Oystershell Glen,
Lake City, Florida 32024, BRANTLEY T. STEVENS, a married person not residing on the
property, whose mailing address is 376 SW Oystershell Glen, Lake City, Florida 32024,
and LISA S. BRINKLEY, a married person not residing on the property, whose mailing
address is 234 SW Oystershell Glen, Lake City, Florida 32024, hereinafter called the
Grantors, to JAMES LEE McDUFFIE and SUZANNE A. McDUFFIE, his wife, whose
mailing address is 755 NW Clubview Circle, Lake City, Florida 32055 hereinafter called the
Grantee

WITNESSETH.

That the Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10 00)
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,

hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee,
all that certain land situate in Columbia County, Florida, viz.

Lot 20, FOREST COUNTRY 6th ADDITION, a subdivision according to plat thereof,
recorded in Plat Book 9, Pages 66-67, public records of Columbia County, Florida.

Parcel Number 22-4S-16-03087-120

This deed is given subject to the following.

1. Declaration of Protective Covenants, Conditions, Restrictions and Easements for Forest Country 6th Addition recorded in Official Records Book 1160, Page 758, public records of Columbia County, Florida.
2. The provisions and requirements of The Homeowners Association of Forest Country 6th Addition, Inc., a Florida not-for-profit corporation, copy of which is recorded in Official Records Book 1160, Page 747, public records of Columbia County, Florida, which requires Grantee to be a member thereof and be subject to the payment of dues and assessments provided for therein.
- 3 All reservations, easements, and limitations of record, including all restrictions, reservations, easements and limitations shown on and provided for in the plat enumerated herein.

Grantors hereby warrant that neither the subject property nor any contiguous property was ever utilized by them or any member of their family as their homestead

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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, 2012.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness

Delores B. Brannen
(Print/type name)



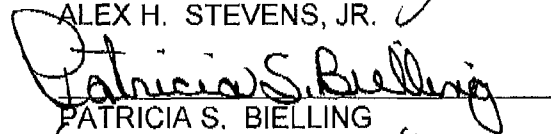
Witness

Loretta S. Steinmann


(Print/type name)



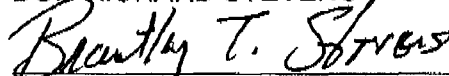
ALEX H. STEVENS, JR.



PATRICIA S. BIELLING



DON RICHARD STEVENS



BRANTLEY T. STEVENS



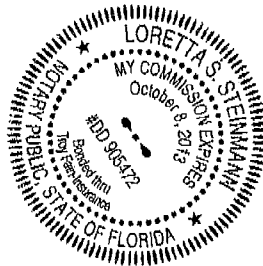
LISA S. BRINKLEY

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of January, 2013, by ALEX H. STEVENS, JR., PATRICIA S. BIELLING, DON RICHARD STEVENS, BRANTLEY T. STEVENS and LISA S BRINKLEY, who are personally known to me.

(NOTARIAL SEAL)



Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann
My commission expires: