

18.50
1018.50
145,500.00

This Instrument Prepared by & return to:
Name: TRISH LANG, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC
Address: 343 NW COLE TERRACE, SUITE 101
LAKE CITY, FLORIDA 32055
File No. 11Y-05032TL

Parcel I.D. #: 03903-000

Inst: 201112010044 Date: 7/1/2011 Time: 4:01 PM
Doc Stamp-Deed: 1018.50
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1217 P: 892

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 30th day of June, A.D. 2011, by **RICHARD JAMES AND NANCY C. JAMES, INDIVIDUALLY AND AS TRUSTEES OF THE RICHARD JAMES AND NANCY C. JAMES DECLARATION OF TRUST DATED MAY 26, 2000**, hereinafter called the grantors, to **SHAWN P. MORRISON AND CRISTINA K. MORRISON, HIS WIFE**, whose post office address is **2173 SW CENTERVILLE AVENUE, FORT WHITE, FLORIDA 32038**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

PARCEL NO. 2 OF AN UNRECORDED SUBDIVISION SITUATED IN THE NW 1/4 OF NW 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AS SURVEYED BY ALACHUA COUNTY LAND SURVEYORS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NW CORNER OF THE AFOREMENTIONED SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST, FOR THE POINT OF REFERENCE AND RUN S 1°32'10"E ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 264.45 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 1°32'10"E, A DISTANCE OF 264.45 FEET TO A STEEL ROD AND CAP; THENCE RUN N 87°52'32"E, A DISTANCE OF 825.28 FEET TO A STEEL ROD AND CAP; THENCE RUN N 1°32'10"W, A DISTANCE OF 264.45 FEET TO A CONCRETE MONUMENT; THENCE RUN S 87°52'32"W, A DISTANCE OF 825.28 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

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 grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and 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, 2011.

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:

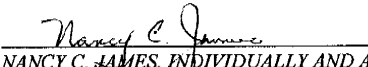

Witness Signature **PATRICIA LANG**

Printed Name


Witness Signature **Regina Simpkins**

Printed Name

 L.S.
RICHARD JAMES, INDIVIDUALLY AND AS TRUSTEE OF THE RICHARD JAMES AND NANCY C. JAMES DECLARATION OF TRUST DATED MAY 26, 2000
Address:
328 ISLAND VIEW CIRCLE, ORANGE PARK,
FLORIDA 32073

 L.S.
NANCY C. JAMES, INDIVIDUALLY AND AS TRUSTEE OF THE RICHARD JAMES AND NANCY C. JAMES DECLARATION OF TRUST DATED MAY 26, 2000
Address:
328 ISLAND VIEW CIRCLE, ORANGE PARK,
FLORIDA 32073

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of June, 2011, by **RICHARD JAMES AND NANCY C. JAMES, INDIVIDUALLY AND AS TRUSTEE OF THE RICHARD JAMES AND NANCY C. JAMES DECLARATION OF TRUST DATED MAY 26, 2000**, who are known to me or who have produced Driver's License as identification.

Patricia H. Lang
Notary Public
My commission expires 12-14-14

