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Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number. 14-8012

Inst: 201412000839 Date: 1/21/2014 Time: 3:18 PM
Doc Stamp-Deed: 70.00
DC P DeWitt Cason, Columbia County Page 1 of 2 B.1268 P-1216

General Warranty Deed

Made this January 20, 2014 A.D By **Joseph W. Wood, Jr.**, whose post office address is: 1238 Blanding Blvd , Orange Park, Florida 32065, hereinafter called the grantor, to **Derrick L. Murphy and Stephanie M. Hall**, as joint tenants with rights of survivorship whose post office address is: 197 S.W. Susan Circle, Lake City, Florida 32025, hereinafter called the grantee

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

Lot 2, Block G, WEST LAKE CITY HILLS ADDITION NO. 2, a subdivision according to the plat thereof as recorded in Plat Book 3, Page 96 of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R02345-022**

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 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; that the grantor hereby fully warrants 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, 2013.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jason Floyd
Witness Printed Name JASON Floyd

Joseph W. Wood, Jr. (Seal)
Joseph W. Wood, Jr.
Address: 1238 Blanding Blvd., Orange Park, Florida 32065

Cheryl E. Beaty
Witness Printed Name Cheryl E. Beaty

State of Florida
County of Suwannee

The foregoing instrument was acknowledged before me this 20th day of January, 2014, by Joseph W. Wood, Jr., who is/are personally known to me or who has produced FL. DL. as identification.

Cheryl E. Beaty
Notary Public
Print Name: Cheryl E. Beaty
My Commission Expires: 7-31-2016

