

THIS WARRANTY DEED made this \_\_\_\_\_\_\_ day of October, 1995, by GEORGE A. SUMMERALL, JR., a single person, whose mailing address is 4304 Hidden Valley Court, Colleyville, Texas 76034, hereinafter called the Grantor, to GUY N. WILLIAMS and LINDA E. WILLIAMS, his wife, as an estate by the entireties, whose social security number is

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and respectively, and whose post office add ess is 448 South

Colburn Avenue, Lake City, Florida 32055, hereinafter called the Grantee:

## WITNESSETH:

That the Grantor, 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 grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

## **TOWNSHIP 4 SOUTH. RANGE 17 EAST**

Section 8: S 3/4 of NE 1/4 of NW 1/4 and the W 1/2 of S 3/4 of NW 1/4 of NE 1/4.

LESS AND EXCLPT that portion as set forth on Warranty Deed recorded in Official Record Book 267, Page 204, more particularly described as follows: Commence at the point of intersection of the East right-of-way line of U. S. Highway No. 441 (said right-of-way being 66 feet in width) and the North line of the S 1/2 of NW 1/4 of Section 8, Township 4 South, Range 17 East and run thence S 84° 05' East, 312.01 feet to the Point of Beginning and run thence N 04°57' East, 95.0 feet, thence S 74°32' East, 295 feet to Lake Alligator, thence S 41°28' West, 56.62 feet along the edge of said lake, thence N 84°05' West, 256.36 feet to the Point of Beginning. Said lands being a part of NE 1/4 of NW 1/4 and a part of the SE 1/4 of NW 1/4 of said Section 8.

LESS AND EXCEPT that portion as set forth on Warranty Deed recorded in Official Record Book 356, Page 565, being more particularly described as follows: Begin at the intersection of the East right-of-way line of U. S. Highway No. 441 (said right-of-way being 100 feet in width) and the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), Section 8, Township 4 South, Range 17 East, and run thence N 7°26' E along said East right-of-way line, 142.86 feet, thence run S

75°00' E, 292.84 feet, thence run S 4°44' W, 94.59 feet, thence run S 4°44' W, 94.59 feet thence ru

LESS AND EXCEPT that portion as set forth on Warranty Deed recorded in Official Record Book 630, Page 246, being more particularly described as follows: A part of the S 3/4 of the NE 1/4 of the NW 1/4 and a part of the S 3/4 of the W 1/2 of the NW 1/4 of the NE 1/4 of Section 8, Township 4 South, Range 17 East, more particularly described as follows: Commence at the Northwest Comer of said Section 8, and run N 89°51'43" E along the North line thereof, 1610.56 feet to the East right-of-way of U.S. Highway No. 441 (83.0 feet wide); thence S 6°56'30" W, along said right-of-way 338.55 feet to the North line of the said S 3/4 of the NE 1/4 of the NW 1/4 for a Point of Beginning; thence continue S 6°56'30" W along said right-of-way, 156.88 feet to the point of curve of a curve to the right having a r., lius of 5779.578 feet, an included angle of 1°00'00"; thence continue along the arc of said curve, an arc distance of 100.87 feet; thence S 7°56'30" W, 12.18 feet; thence S 83°45'12" E, 224.64 feet; thence N 70°52'46" E, 154.74 feet; thence S 51°28'45" E, 491.67 feet; thence N 89°52'56" E, parallel with the North line of the said S 3/4 of the NE 1/4 of the NW 1/4, 1042.41 feet to the East line of the said W 1/2 of the S 3/4 of the NW 1/4 of the NE 1/4; thence N 1°56'31" W along the East line thereof, 549.54 feet to the NE corner of the said W 1/2 of the S 3/4 of the NW 1/4 of the NE 1/4; thence S 89°52'56" W along the North line of the W 1/2 of the S 3/4 of the NW 1/4 of the NE 1/4 and the North line of the S 3/4 of the NE 1/4 of the NW 1/4, a distance of 1744.27 feet to the Point of Beginning.

LESS AND EXCEPT that portion thereof described as follows: Commence at the Northwest corner of Section 8, Township 4 South, Range 17 East and run N 89°51'43" E along the North line thereof, 1610.56 feet to the East right-of-way line of U.S. Highway No. 441 (83 feet wide); thence S 6°56'30" W along said right-of-way 338.55 feet to the North line of the S 3/4 of the NE 1/4 of the NW 1/4 of said Section 8 for a Point of Beginning; thence run N 89°52'56" E along the North line of said S 3/4 of the NE 1/4 of the NW 1/4, 158.94 feet to its intersection v.ith the occupied South line of "Hickory Hills Estates"; thence S 89°29'27" W along said occupation line of Lots 7 and 8, "Hickory Hills Estates", 159.07 feet to the said East right-of-way line of U.S. Highway No. 441; thence N 6°56'30" E, along said right-of-way, 1.09 feet to the Point of Beginning.

(END OF LESS OUTS).

Parcel Number: 08-4S-

TOGETHER WITH the stove, built-in microwave oven, refrigerator and trash compactor located within the residence constructed on 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 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

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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, 1994.

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

Signed, sealed and delivered in the presence of:

Witness

SANDRA TrevATHAN

(Plint/type name)

~Witness

(Print/type name)

STATE OF TEXAS

COUNTY OF \_DALLAS

The foregoing instrument was acknowledged before me this day of October, 1995, by GEORGE A. SUMMERALL, JR., who is personally known to me, or who has produced DUTK 162 1 00 7 as identification.

Notary Public, State of Texas

(Print/type name)

(NOTARIAL SEAL)

JUANNA L. HOLDEN
Notary Public, State of Texas
My Commission Expires 09-21-1998

My Commission Expires: -09-21-1998

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