

FELDER, GADD & ROUNDTREE, P.A.

ATTORNEYS AT LAW
POST OFFICE BOX 23939
GAINESVILLE, FLORIDA 32602

E. COVINGTON JOHNSTON
JAMES E. CLAYTON
JAMES S. QUINCEY
LEONARD E. IRELAND, JR.
CHARLES G. FELDER
CHARLES M. GADD, JR.
ROBERT E. ROUNDTREE, JR.
VIRGINIA E. MOYAR
PATTI E. PHILLIPS
JAMES T. HOLLOWAY
KEVIN E. COLEMAN

III SOUTHEAST FIRST AVENUE
GAINESVILLE, FLORIDA 32601
TELEPHONE: (904) 376-4694
FACSIMILE: (904) 371-7366

ERWIN A. CLAYTON
(1897 - 1986)

HARRY C. DUNCAN
(1912 - 1982)

December 1, 1995

Mr. Darrell A. Keen
Route 3, Box 289-E
Lake City, FL 32055

Dear Mr. Keen:

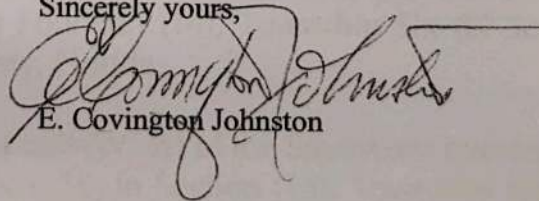
I am enclosing a Warranty Deed dated November 30, 1995 executed by Judy W. Shivers. This deed covers the property that was originally purchased from Carl W. Witt by John A. Keen and Marcia J. Keen on July 27, 1977 by Agreement for Deed. The Agreement for Deed was assigned to you by assignment and dated October 14, 1986. Carl W. Witt died and left this Agreement for Deed to his daughter, Judy A. Luck who is now Judy W. Shivers.

Since the agreement for deed has been paid in full, Mrs. Shivers is now conveying the property to you by Warranty Deed.

I'm also enclosing Mrs. Shiver's check payable to the Clerk of the Circuit Court of Columbia County in the amount of \$359.10 to cover the cost of the State of Florida Documentary Stamps which will be placed on the deed when it is recorded.

You should present the deed and the enclosed check and Florida Department of Revenue Form DR - 219 (enclosed) to the Clerk of the Court and have it recorded without delay. You will be required to pay \$10.50 to cover the recording costs.

Sincerely yours,


E. Covington Johnston

cc: Judy W. Shivers

95-15733

1995 DEC -5 PM 3:53

PREPARED BY:

E. COVINGTON JOHNSTON
111 SE 1ST AVENUE
P.O. Box 23939
GAINESVILLE, FLORIDA 32602

RECORDED
RETURNED TO SENDER
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *MR* D.C.

Property Appraiser's Parcel

Identification No. _____

Grantee SS# _____

DOCUMENTARY STAMP \$ 359.10
INTANGIBLE TAX
P. DeWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY
BY: *MR* DA

WARRANTY DEED

THIS INDENTURE, Made this 30TH day of NUMBER, 1995, between JUDY W. SHIVERS, formerly JUDY A. LUCK a/k/a JUDY W. LUCK, of the County of Alachua, State of Florida, GRANTOR, and DARRELL A. KEEN, whose post office address is Route 3, Box 189-E, Lake City, FL 32024, of the County of Columbia, State of Florida, GRANTEE,

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee' heirs and assigns forever, the following described real property lying and being in Columbia County, FL, to-wit:

The East half (E. ½) of the Southeast quarter (S.E. 1/4), LESS AND EXCEPT the West 67.5 acres thereof in Section Fourteen (14), Township Six (6) South, Range Seventeen (17) East, Columbia County, Florida.

ALSO that portion of the West half (W. ½) of the Southwest quarter (S.W. 1/4) as lies West of Interstate Highway No. 75, in Section (13), Township Six (6) South, Range Seventeen (17) East, Columbia County, Florida.

All of the above-described property contains 67.5 acres more or less.

Subject to all rights of way for Public Records.

This deed is given in fully compliance with all stipulations and covenants contained in the Articles of Agreement dated July 27, 1977 from Carl L. Witt to John A. Keen and Marcia J. Keen, his wife, and recorded in O.R. Book 383, Page 435 of the Public Records of Columbia County, FL and assigned to Darrell A. Keen by assignment dated October 14, 1986 and recorded in O.R. Book 605, page 135 of the Public Records of Columbia County, Florida.

SUBJECT TO taxes for the year 1977 and subsequent years and easements and restrictions of record, and any lien or encumbrance against the above described property placed thereon by or against Grantee herein since July 27, 1977.

BK 0814 PG 1177

OFFICIAL RECORDS

The Grantor JUDY W. SHIVERS does warrant that the above described property does not constitute any part of her homestead.

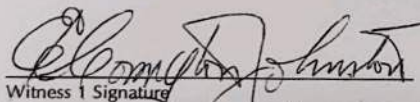
TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest, dower and right of dower, reversion, remainder the estate thereto belonging or in anywise appertaining:

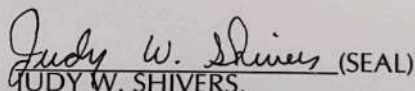
TO HAVE AND TO HOLD the same in fee simple forever, and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except nevertheless the general warranties of this deed shall extend only until the execution of said Articles of Agreement on July 27, 1977, as above described, EXCEPT, however, Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through and under Grantor after July 27, 1977, but against none other.

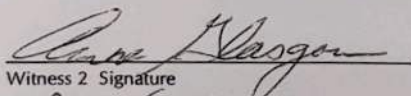
"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

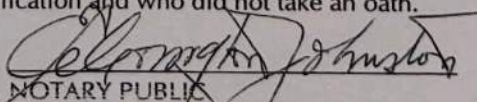

Witness 1 Signature
E. COVINGTON JOHNSTON
Witness 1 Printed Name

 (SEAL)
JUDY W. SHIVERS,
formerly JUDY A. LUCK
a/k/a JUDY W. LUCK
P.O. Box 1034
Alachua, FL 32615


Witness 2 Signature
ANNE GLASGOW
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 30TH day of NOVEMBER, 1995, by JUDY W. SHIVERS, formerly JUDY A. LUCK a/k/a JUDY W. LUCK, who is personally known to me or who has produced: WELL KNOWN TO ME as identification and who did not take an oath.


NOTARY PUBLIC
My Commission Expires:

