

PREPARED BY & RETURN TO:

Name: REBECCA ALBRIGHT

Address: 449 SE DOE GLN.
LAKE CITY, FL 32025

Parcel No.: R01657-049

Inst: 202512015445 Date: 07/11/2025 Time: 3:25PM
Page 1 of 1 B: 1544 P: 1090, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 40
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 11th day of July, 2025, by **REVIS M. WARNER, JR.** and **MELISSA WARNER, HUSBAND AND WIFE**, hereinafter called the Grantors, to **REBECCA ALBRIGHT**, whose post office address is 449 SE DOE GLN. LAKE CITY, FL 32025, hereinafter called the Grantee:

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 Grantee all that certain land situate in County of Columbia, State of Florida, viz:

NORTH 125 FEET OF LOT 21, DAVIS SUBDIVISION, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 11 AND 11A, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A 1971 VANDERBILT SINGLEWIDE MOBILE HOME VIN # 4KCS6012C2N7361.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.

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

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

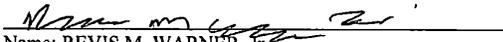
TO HAVE AND TO HOLD the same in fee simple forever.

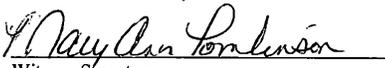
And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

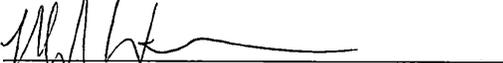
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32025

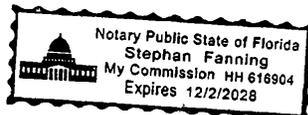

Name: REVIS M. WARNER, Jr. L.S.
Address: 337 NW BELFRY CT., WHITE SPRINGS, FL 32096


Witness Signature
Printed Name: MARY ANN TOMLINSON
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32025


Name: MELISSA WARNER L.S.
Address: 337 NW BELFRY CT., WHITE SPRINGS, FL 32096

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of July, 2025, by REVIS M. WARNER, Jr. and MELISSA WARNER, who are personally known to me or who have produced DRIVER LICENSE as identification.




Signature of Notary
Printed Name: STEPHAN FANNING
My commission expires: 12/02/2028