

THIS INSTRUMENT APPROVED BY:
JULIAN E. COLLINS
ATTORNEY AT LAW
524 S. MARION STREET
LAKE CITY, FLORIDA 32055

WARRANTY DEED

THIS INCENTURE, made this 21st day of October, 1988, between GERALD E. SIMS and his wife, BERTHA M. SIMS, of the County of Columbia, State of Florida, Grantors, and ALLIE G. CLARK, whose post-office address is Route 14, Box 26, Lake City, FL 32055, Grantee,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00), 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's heirs, successors and assigns forever, the following-described land, situate, lying and being in Columbia County, Florida, to-wit:

Begin at the NE corner of Section 35, Township 4 South, Range 16 East, Columbia County, Florida, and run thence S 8°03'12"W along the East line of said Section 35, a distance of 1304.21 feet to the SE corner of the NE¼ of NE¼ of said Section 35; thence S 88°50'06" W along the South line of the NE¼ of the NE¼ of said Section 35, a distance of 994.66 feet; thence N 0°55'33" E, 710.51 feet; thence S 88°39'50" W, 34.64 feet; thence N 13°24'50" E, 160.08 feet; thence N 0°55'33" E, 419.92 feet to a point on the North line of said Section 35; thence N 88°41'32" E along said North line, a distance of 1156.70 feet to the NE corner of said Section 35, and the POINT OF BEGINNING.

LESS AND EXCEPT the following-described parcel: Commence at the NE corner of Section 35, Township 4 South, Range 16 East, Columbia County, Florida, and run thence S 08°03'12" W along the East line of said Section 35, a distance of 86.57 feet to the point of intersection of the East line of said Section 35 and the South right-of-way line of King's Road; thence run S 89°01'51" W, along said South right-of-way line, 628.36 feet to the POINT OF BEGINNING; thence S 13°24'50" W, 509.21 feet; thence S 88°39'50" W, 441.92 feet; thence N 13°24'50" E, 512.13 feet to a point on the said South right-of-way line of King's Road; thence N 89°01'51" E along said South right-of-way line, 441.18 feet to the POINT OF BEGINNING. Containing 5.01 acres more or less.

ALSO LESS AND EXCEPT: a 40-foot wide county-maintained road right-of-way also known as King's Road; more particularly described as follows: Commence at the NE corner of Section 35, Township 4 South, Range 16 East, and run thence S 8°03'12" W along the East line of said Section 35, a distance of 46.07 feet to the North right-of-way line of King's Road, and the POINT OF BEGINNING; thence continue S 8°03'12" W along said East line of said Section 35, a distance of 40.50 feet to the south right-of-way line of said King's Road; thence S 89°01'51" W along said South right-of-way line, a distance of

EX 0665 PG 4 12

DOCUMENTARY STAMP 153-
INTANGIBLE TAX
MARY M. PETRY, CLERK OF
COURTS, COLUMBIA COUNTY
BY M. S. Mac, O.C.

1145.71 feet; thence N 0°55'33" E, 40.02 feet to the North right-of-way line of said King's Road; thence N 89°01'51" E along said North right-of-way line, a distance of 1150.74 feet to the POINT OF BEGINNING. Containing 1.05 Acres more or less.

Said lands lying in and being part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 35, Township 4 South, Range 16 East, Columbia County, Florida. Containing a net acreage of 25.75 acres more or less.

Grantors reserve unto themselves, or the survivor, a life estate in the above-described property.

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, Sealed and delivered in our presence:

Julia J. Lee
Bertha A. Sims
Julia J. Lee
Bertha A. Sims

Gerald E. Sims (L.S.)
GERALD E. SIMS

Bertha M. Sims (L.S.)
BERTHA M. SIMS

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared GERALD E. SIMS and his wife, BERTHA M. SIMS, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of October, 1988.

Patricia A. Rota
Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Sept. 21, 1990

8 10223

1988 OCT 25 PM 3:31

RECORD VERIFIED
Clerk of Courts
COLUMBIA COUNTY, FLORIDA

EX 0065 PG 413
OFFICIAL RECORDS