

PREPARED BY/RETURN TO
John J. Kaudron
PO Box 1178
Lake City, Florida 32056

The Preparer of this Instrument has Performed No Title Examination nor has the preparer Issued any Title Insurance or Furnished any Opinion Regarding the Title, Existence of Liens, the Quantity of Lands included, or the Location of the Boundaries. Then Names, Addresses and Legal Description Furnished by Parties to this Instrument.

Inst: 202312016671 Date: 09/06/2023 Time: 10:38AM
Page: 1 of 1 B: 1498 P: 718, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 24th day of August, in the year 2023, between SHIRLEY ANN CRAIG THOMAS MARKHAM a/k/a SHIRLEY ANN MARKHAM, an unmarried widow, whose post office address is and 152 SE Beech Street, Lake City, Florida 32025 as party or parties of the first part, hereinafter called Grantor, and DONNA LEE CASON, whose post office address is 4103 NW Wisteria Drive, Lake City, Florida 32055; and MARY LOU PERKINS, whose post office address is 4712 SE CR 252, Lake City, Florida 32025; as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever the following described land, lying, situate and being in Columbia County, Florida, to-wit:

Lot 4, Block 9, Country Club Estates Replat, Beech Street, Lake City, Florida.

Columbia County Parcel ID: 34-3S-17-07185-000

N.B. The purpose of this deed is to terminate the life estate of SHIRLEY ANN CRAIG THOMAS MARKHAM. The Grantor, SHIRLEY ANN CRAIG THOMAS MARKHAM, relinquishes her life estate in the property to DONNA LEE CASON and MARY LOU PERKINS.

and said Grantor covenants with Grantees that she specially warrants the property conveyed here, and that Grantor and her heirs and personal representatives will forever warrant and defend this property for Grantees and their heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the date written above.

Signed, sealed, and delivered in the presence of:

Joyce Bruner
Witness

Print Name: Joyce Bruner

Nikki Starling
Witness

Print Name: Nikki Starling

Shirley Ann Craig Thomas Markham
SHIRLEY ANN CRAIG THOMAS
MARKHAM A/K/A SHIRLEY ANN
MARKHAM, Grantor

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 24th day of August, in the year 2023, by SHIRLEY ANN CRAIG THOMAS MARKHAM A/K/A SHIRLEY ANN MARKHAM, who is personally known to me or who has produced FL DL produced as identification.

Audrey E Sikes
Notary Public - State of Florida

