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6 DC, P. Dewitt Cason, Columbia County B:995 P:1200

Prepared By:  
John H. Deas  
672 East Duval Street  
Lake City, Florida 32055

## WARRANTY DEED

**This Warranty Deed** made this 19th day of September 2003 by JOHN H. DEAS, a married person and surviving spouse of Bettie H. Deas who died on July 8, 1997, not residing on subject property, hereinafter referred to as Grantor to KAY W. THOMPSON, formally known as KAY W. OSTEEEN, a married person, whose post office address is Post Office Box 323, Wellborn, Florida 32094, hereinafter referred to as the Grantee.

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida.

**Lot #13 Pecan Acres a subdivision according to the plat hereof recorded in Plat Book 5, Page 138 & 139, of the Public Records of Columbia County, Florida.**

**Parcel Identification Number: 10-5s-** [REDACTED]

N.B.: The purpose of this deed is to fulfill the terms and conditions of that certain Agreement For Deed dated October 22, 1984 between John H. Deas and Bettie H. Deas, his wife and Jackie L. Osteen, recorded October 25, 1984, in OR Book 549, Pages 531-533, Public Records of Columbia County, Florida.

N.B.: Quit Claim dated April 29, 1988, Jackie L. Osteen to Jackie L. Osteen and Kay W. Osteen, his wife, recorded May 9, 1988, in OR Book 651, Page 549, Public Records of Columbia County, Florida.

N.B.: Final Judgment of Dissolution of Marriage of Kay Osteen and Jackie Osteen dated August 7, 1990, recorded August 10, 1990, in OR Book 727, Page 742, Public Records of Columbia County, Florida

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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 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 as noted above and taxes accruing subsequent to December 31, 1984.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Connie B. Roberts  
Witness: Connie B. Roberts

John H. Deas L.S.  
John H. Deas

Sue D. Lane  
Witness: Sue D. Lane

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared John H. Deas, who is personally known to me and who executed before me the foregoing deed and acknowledged before me that he executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of September 2003.  
(SEAL)

Beverly Lynnette Regar  
Printed Name BEVERLY LYNNETTE REGAR  
Notary Public, State of Florida



Beverly Lynnette Regar  
My Commission DD189871  
Expires March 18, 2007