

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202212000724 Date: 01/12/2022 Time: 4:14PM
Page 1 of 2 B: 1456 P: 2375, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp Deed: 172.50

4-11072

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 10 day of January, 2022, by Kenneth R. Townsend and Kathie H. Townsend, Husband and Wife, hereinafter called the grantor, to Jimmie R. Williams and Teresa D. Williams, as Co-Trustees of the Williams Family Trust dated March 12, 2020, whose address is: 2768 South Tanner Road, Orlando, FL 32820 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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

Lot 4, Block B, Oakhaven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 54 through 54A, of the Public Records of Columbia County, Florida.

TOGETHER with all 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 taxes accruing subsequent to the prior year.

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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:

Mary McRae

Witness:

Mary McRae

Printed Name:

Elaine K Tolar

Witness:

Elaine K Tolar

Printed Name:

Kenneth R. Townsend

Kenneth R. Townsend

Kathie H. Townsend

Kathie H. Townsend

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of January, 2022 by Kenneth R. Townsend and Kathie H. Townsend, Husband and Wife, who is personally known to me or, if not personally known to me, who produced DL as identification.

Mary McRae
Notary Public

(Notary Seal)



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025