

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
4-11519

Inst: 202212008858 Date: 05/05/2022 Time: 11:09AM
Page 1 of 2 B: 1466 P: 14, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 175.00

Warranty Deed

THIS WARRANTY DEED made the 2nd day of May, 2022, by Bryan Zecher Construction, Inc, a Florida Corporation hereinafter called the grantor, to Amaya Kellum whose address is: P.O. Box 2791, Lake City, FL 32056 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 76, Emerald Cove, Phase 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 68 and 69, of the Public Records of Columbia County, Florida.

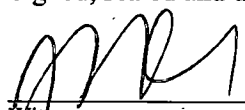
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

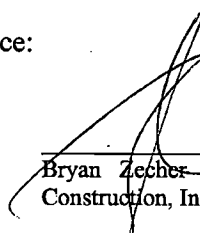
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

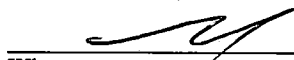


Witness
Jodi Moore

Printed Name



Bryan Zecher as President of Bryan Zecher
Construction, Inc a Florida Corporation



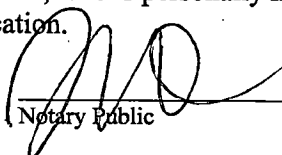
Witness
Michael H. Howard

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 2 day of May, 2022, by Bryan Zecher as President of
Bryan Zecher Construction, Inc, a Florida Corporation, who is personally known to me or
who has produced DL as identification.

(Notary Seal)



Notary Public

