

BSG:lss

8/13/2019

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

**This document was prepared with a property description furnished to the preparer, and without the benefit of any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.**

REC. \$ 27.00  
DOC. \$  
INT. \$  
INDEX \$  
CONSIDERATION Love + affection

Inst: 201912020154 Date: 08/28/2019 Time: 3:41PM  
Page 1 of 3 B: 1393 P: 600, P.DeWitt Cason, Clerk of Court Colum  
County, By: BD  
Deputy Clerk

WARRANTY DEED

THIS WARRANTY DEED made this 22<sup>nd</sup> day of August, 2019,  
by JUDITH C. ANDERSON, a single woman not residing on the property, whose mailing  
address is 206 East Cypress Street, Kissimmee, Florida 34744, and MICHAEL CLINTON  
WOODS, a married man not residing on the property, whose mailing address is 1900  
Underwood Avenue, St. Cloud, Florida 34771, hereinafter called the Grantor, to MICHAEL  
C. WOODS, II, whose mailing address is 1900 Underwood Avenue, St. Cloud, Florida  
34771, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of love and affection hereby grants,  
bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that  
certain land situate in Columbia County, Florida, viz:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township  
4 South, Range 16 East, Columbia County, Florida and run S.02°26'19"E. along the  
West line of said Section 23 a distance of 7.00 feet to a point on the Southerly  
maintained Right-of-Way line of SW Steedley Drive and the POINT OF

BEGINNING; thence N.87°27'44"E. along said Southerly maintained Right-of-Way line 411.18 feet; thence S.02°05'56"E. 569.34 feet; thence S.89°02'31"W. 407.94 feet to a point on the West line of Section 23; thence N.02°26'19"W. along said West line 558.08 feet to the POINT OF BEGINNING. Containing 5.30 acres, more or less.

Parcel Number: A portion of Tax Parcel No. 23-4S-16-03100-000

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

N. B. Grantors hereby warrant that neither the subject property nor any contiguous property was ever utilized by them or any member of their family as their homestead.

Grantors are the aunt and father respectively of Grantee.

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 taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered  
in the presence of:

Bonnie S. Green  
Witness  
BONNIE S. GREEN  
(Print/type name)

Judith C. Anderson (SEAL)  
JUDITH C. ANDERSON

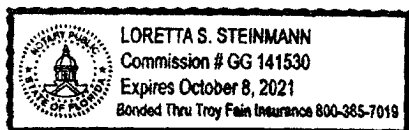
Loretta S. Steinmann  
Witness  
Loretta S. Steinmann  
(Print/type name)

Michael Clinton Woods (SEAL)  
MICHAEL CLINTON WOODS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of  
August, 2019, by JUDITH C. ANDERSON and MICHAEL CLINTON WOODS,  
who are personally known to me, or who produced Fl Drivers License as  
identification.



(NOTARIAL  
SEAL)

Loretta S. Steinmann  
Notary Public, State of Florida  
Loretta S. Steinmann  
(Print/type name)

My Commission Expires: