

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20348

Inst: 202412022020 Date: 10/21/2024 Time: 3:18PM
Page 1 of 2 B: 1525 P: 1609, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed is executed this 18 day of October, 2024 by Blair Davis Hubler, F/K/A J. Blair Davis and Houston J. Hubler, wife and husband, hereinafter called the grantor, to Blair Davis Hubler and Houston J. Hubler, wife and husband, whose address is 2373 Tommy Lites Street, Fort White, FL 32038, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

A parcel of land lying in the NW 1/4 of the SW 1/4 of Section 16, Township 6 South, Range 17 East, Columbia County, Florida, explicitly described as follows:

Commence at the southwest corner of the NW 1/4 of the SW 1/4 of said Section 16 for the POINT OF BEGINNING; thence on the west boundary thereof, NORTH, a distance of 1244.53 feet to the south maintained right-of-way line of SW Tommy Lites Street; thence on said right of way line N88 degrees 45'41"E, a distance of 389.25 feet; thence S00 degrees 24'26"E, a distance of 750.44 feet; thence S88 degrees 03'37"E, a distance of 343.10 feet; thence S02 degrees 44'29"W, a distance of 486.34 feet to the south boundary of the NW 1/4 of the SW 1/4 of said Section 16; thence on said south boundary S89 degrees 35'19"W, a distance of 714.16 feet to the POINT OF BEGINNING.

The purpose of this Warranty Deed is to create an estate by the entirety.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

acsp
Witness

Amy Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

[Signature]
Witness
Harry Snallak
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

Blair Davis Hubler
Blair Davis Hubler, F/K/A J. Blair
Davis

[Signature]
Houston J. Hubler

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 18 day of October, 2024, by Blair Davis Hubler, f/k/a J. Blair
Davis and Houston J. Hubler

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: FLDL