

**Prepared by:**

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

4-10111

Inst: 202012018182 Date: 10/29/2020 Time: 8:25AM  
Page 1 of 3 B: 1422 P: 2650, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk Doc Stamp-Deed: 693.00

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 14 day of October, 2020, by Charles Snipes, A Single Person, hereinafter called the grantor, to Joshua Steven Hannah and his Wife, Kendall Jordan Hannah whose address is: 258 SW Robinson Ct. Lake City, FL 32024 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:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

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:

MWells  
Witness:  
Madison Williams  
Printed Name:

Charles Snipes  
Charles Snipes

Jessica M. Thomas  
Witness:  
Jessica M. Thomas  
Printed Name:

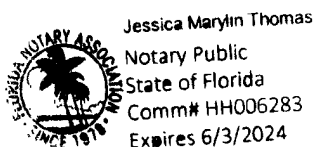
STATE OF Florida

COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of October, 2020 by Charles Snipes, A Single Person, personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marylin Thomas  
Notary Public



ATT# 10111

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL D

COMMENCE at the Southwest corner of the Southwest 1/4 of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run North 88°16'08" East along the South line of the West 1/2 of the Southwest 1/4 of Section 28 a distance of 647.69 feet; thence North 01°18'34" West a distance of 609.96 feet to the POINT OF BEGINNING; thence continue North 01°18'34" West a distance of 660.49 feet; thence North 88°19'05" East a distance of 759.52 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of Section 28; thence South 01°18'15" East along said East line of the West 1/2 of the Southwest 1/4 of Section 28 a distance of 659.85 feet; thence South 88°16'10" West a distance of 759.46 feet to the POINT OF BEGINNING.

TOGETHER WITH An Easement for Ingress and Egress, being described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 28, Township 4 South, Range 16 East, Columbia County, Florida, and run N 88°16'08" E, along the South line of the West 1/2 of the Southwest 1/4 of Section 28 a distance of 647.69 feet; thence N 01°18'34" W, a distance of 1270.45 feet to the Point of Beginning; thence continue N 01°18'34" W, a distance of 60.00 feet; thence N 88°19'05" E, a distance of 759.52 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of Section 28; thence S 01°18'15" E, along said East line of the West 1/2 of the Southwest 1/4 of Section 28, a distance of 60.00 feet; thence S 88°19'05" W, a distance of 759.52 feet to the Point of Beginning.