

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-155900
Parcel ID Number:

Warranty Deed

This WARRANTY DEED, dated October 7, 2021 A.D. By:

Alex and Blondina Stevens Family LLC, a Florida limited liability company

whose address is: 5159 S.W. SR 247, Lake City, Florida 32024,

hereinafter called the GRANTOR, to:

Adams Homes of Northwest Florida, Inc., a Florida corporation

whose post office address is: 3000 Gulf Breeze Parkway, Gulf Breeze, Florida 32563,

hereinafter called the GRANTEE:

(Whenever used herein the term "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 corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

Lot 6, Forest Country 6th Addition, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Page(s) 66 and 67, of the Public Records of Columbia County, Florida.

Lot 13, Forest Country 6th Addition, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Page(s) 66 and 67, of the Public Records of Columbia County, Florida.

Lot 29, Forest Country 6th Addition, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Page(s) 66 and 67, of the Public Records of Columbia County, Florida.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

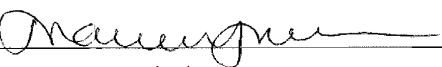
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that except as above noted, 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:


Witness Printed Name Candice M. Crews


Witness Printed Name Mary McNeil

Alex and Blondina Stevens Family LLC, a Florida limited liability company

BY:  (Seal)
Alex H. Stevens, Jr., Manager

State of Florida
County of Columbia

The foregoing instrument was sworn to, subscribed and acknowledged before me this 4 day of October, 2021, by means of ☒ physical presence or ☐ online notarization, by Alex H. Stevens, Jr., Manager of Alex and Blondina Stevens Family LLC, a Florida limited liability company, who is personally known to me or who has produced FL Drivers License as identification.



Notary Public
Print Name: Katie Ponce

My Commission Expires: